STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/10/19
File No. G18-1833D

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Keiper and Matthew Torrico (NAME)	Bank of England (NAME)	097-02-0A-141.00-CO
1636 Stonewater Drive (STREET ADDRESS)	5 Statehouse Plaza, Ste 500 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Little Rock, AR 72201 (CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 98532 DEEDWARR
05/31/2018 10:39:37 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180531-0051850

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Renan Davila and Monica A. Davila, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Keiper, an unmarried woman and Matthew Torrico, an unmarried man,** as tenants in common with right of survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 141 on the plan of Final Plat VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 2A, of record in Instrument No. 20110401-0025117, corrected by Surveyor's Certificate of Correction in Instrument No. 20110510-0035925 and Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Renan Davila and Monica A. Davila, husband and wife from Diana Vazquez, an unmarried woman, by Deed dated February 23, 2017, as Instrument No. 20170224-0018792, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20110401-0025117, as corrected in Instrument No. 20120705-0059091 and Instrument No. 2011510-0035925, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Instrument No. 20080408-0035557 and Instrument No. 20110427-0032201, Register's Office for Davidson County, Tennessee.
3. Easement for utilities as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20080630-006054 and Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

6. Stormwater Detention Agreement as recorded in Instrument No. 20100301-0015327 and Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee.
7. Subject to the flow of Stones River and Percy Priest Lake.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1636 Stonewater Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of May, 2018.

Renan Davila — May 29, 2018 Date

Monica A. Davila — May 29, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Renan Davila and Monica A. Davila, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066