STATE OF Tennessee
COUNTY OF ~~Davidson~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

René Post
Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE ~~24th~~ DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 2/22/22
File No. 18-1983D

FRANCES WYMONETT ROSS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-22-2022

Bill Garrett Davidson County
Batch# 99228 DEEDWARR
06/01/2018 01:15:51 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180601-0052394

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathaniel Clarke Sphar, unmarried (NAME)	Ameris Bank (NAME)	0907020A50600CO
3109 Cedar Cottage Drive (STREET ADDRESS)	1800 Parkway Place, Ste. 820 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

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, **Jonathan Jaffe, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathaniel Clarke Sphar, unmarried**, 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. 506 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jonathan Jaffe, a single man from Beazer Homes Corp, a Tennessee Corporation, by Deed dated September 8, 2016, as Instrument No. 20160909-0095008, 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. 20160129-0008909, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Instrument No. 20080408-0035557 and in Instrument No. 20160226-0018415, Instrument No. 20170906-0091483 and in Instrument No. 20180502-0041808 Register's Office for Davidson County, Tennessee.

3. Easement for Electrical, telephone, gas, cable and other utilities as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.

4. Easement for Stormwater drainage as recorded in Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary sewer and pumping station as recorded in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.

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 3109 Cedar Cottage 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 24th day of May, 2018.

Jonathan Jaffe

May 24, 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 Jonathan Jaffe, unmarried, 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 24th day of May, 2018.

My Commission Expires: 5.12

Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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