Bill Garrett Davidson County
Batch# 101017 DEEDWARR
06/06/2018 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $118.40
20180606-0054233

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2018.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Agaieby	**NEW OWNER**	**043040A00800CO**
708 Keeton Avenue	**2740 Welshcrest Drive**	
Old Hickory, TN 37138	**Antioch, TN 37013**	

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 HEREBY ACKNOWLEDGE, WE,

River Landing Development, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Agaieby, single

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 8, River Landing, Section 1, Phase 1, of record in Instrument No. 20060918-0115492, Register's Office said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to River Landing Development LLC, by Warranty Deed from Rhoten
Development Company, Inc., dated March 6, 2015, of record in Instrument No. 20150311-0020854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Instrument No. 20150611-0055225, said Register's Office.

Easements of record in Instrument No. 20030710-0096041, Book 9411, Page 730, Book 9411, Page 739, Book 9411, Page 743 and Book 9872, Page 651, Book 2240, Page 375, Book 8274, Page 619 and Book 8274,
Page 624, Book 4859, Page 950, said Register's Office.

Conveyance for Open Area and Pond Area recorded at Instrument No. 20180416-0035511, said Register's Office.

Notice of Acceptance of Building Infrastructure recorded at Instrument No. 20160811-0083768, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 708 Keeton Avenue, Old Hickory, TN 37138.

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 in 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robert L Russell Date: 5/31/18
River Landing Development, LLC
By: Robert L Russell
Its: President

Kathryn E. Russell Date: 5/31/18
River Landing Development, LLC
By: Kathryn E. Russell
Its: Secretary/Tresurer

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert L Russell and Kathryn E Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she are President and Secretary/Treasurer of River Landing Development LLC and that he/she are authorized by River Landing Development LLC to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of May 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER