RECORDING INFORMATION

Bill Garrett Davidson County
Batch# 112560 DEEDWARR
07/05/2018 08:08:05 AM 3 pgs
Fees: $18.00 Taxes: $850.63

20180705-0064789

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $229,900.00.

Affiant

Sworn to and subscribed before me this 29 day of June, 2018.

Notary Public

My Commission Expires: 1-3-22

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Maxwell Allen DeRussy 1434 Riverbrook Drive Hermitage, TN 37076	New Owner	097-02-0A-079.00-CO

This Indenture is made on the 29th day of June, 2018, by and between **LAURA L. HATCHER, UNMARRIED** ("Grantor"), and **MAXWELL ALLEN DERUSSY, A MARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689, in said Register's Office.

Being the same property conveyed to Laura L. Hatcher, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20100630-0051276 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 30, 2010.

This is improved property known as 1434 Riverbrook Drive, Hermitage, TN 37076.

This conveyance is being made subject to:

1. Taxes for the year 2018, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20080610-0059689, Voided, Vacated and superseded in Plat Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, as amended in Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.

4. Deed for common areas to HOA of record in Instrument Number 20080630-0067054, 20100108-0001971 and Instrument No. 20110427-0032200, in the Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.

7. Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

8. Easement to Comcast of record in Instrument Number 20090109-0002452, in the Register's Office for Davidson County, Tennessee.

9. Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.

10. Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

11. Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.

12. Slope easement of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.

13. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

14. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of June, 2018.

GRANTOR:

Laura L. Hatcher

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LAURA L. HATCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2018.

Notary Public

My Commission Expires: 03/24/2022

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY