WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2955346

Return to:

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $330,000.00.

Affiant

Subscribed and sworn to me, this the 10 day of August 2018

Notary Public

My commission expires: 6:30 2019

Property Address:	Property Owner:	Mail tax bills to:	Parcel ID:
1205 Riverbirch Way HERMITAGE, TN 37073	Holden Richmond Same	PRMI 1480N 2200W Salt Lake City UT 84116	097-02-0A-185.00-CO

THIS INDENTURE is made effective the 10 day of Augusr, 2018, by **Wayne G. Ho and wife Thuy-Tang Ngoc Ho,** First Parties, for the purpose of conveying the premises described herein to Holden Richmond, unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2B of record in Plat at Instrument No. 20120510-0040662, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne G. Ho and wife, Thuy-Trang Ngoc Ho by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20121030-0099384 Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on October 30, 2012.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160 and Instrument No. 20120510-0040662; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, Instrument No. 20140424-0034613 and amended in Instrument No. 20170906-0091483; Deed of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971,Instrument No. 20110427-0032200 and Instrument No. 20170621-0062248; Transmission Line Easement of record in Book 4586, Page 242; Storm water detention agreement of record in Instrument No. 20070713-0083651; Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Easement to Comcast of record in Instrument No. 20090109-0002454; Sanitary sewer & pumping station easement of record in Instrument No. 20051219-0152201; Storm water drainage easement of record in Instrument No. 20051219-0152202; Storm water drainage easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966; Slope easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968; Easement of record in Book 7621, Page 276, Book 4764, page 324 and Book 4049, page 395; Easement(s) to the United States of America of record in Book 4586, Page 242; Deed of Conveyance to Riverwood HOA of record in Instrument No. 20171213-0127070, all in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

Bill Garrett Davidson County
Batch# 134889 **DEEDWARR**
08/29/2018 10:51:47 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180829-0085659

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Wayne G. Ho

Thuy-Trang Ngoc Ho

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Wayne G. Ho**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in BALTIMORE County, this the 10th day of AUGUST, 2018.

NOTARY PUBLIC DIANE M. COOPERMAN

My Commission Expires: 3/9/2020

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Thuy-Trang Ngoc Ho**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in BALTIMORE County, this the 10th day of AUGUST, 2018.

NOTARY PUBLIC DIANE M. COOPERMAN

My Commission Expires: 3/9/2020

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.