STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 168193 DEEDWARR
11/29/2018 11:14:59 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20181129-0116391

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3802

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven P. Gawrys (NAME)	New Owner (NAME)	97-2-A-376 CO
5153 Hereford Ct (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(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, **Phillips D. Rader IV, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven P. Gawrys,** 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. 376 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, 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 Phillips Rader IV, a single man by Deed dated September 30, 2014 from Beazer Homes Corp, recorded October 7, 2014, in Instrument Number 20141007-0092869, Register's Office of Davidson County, Tennessee.

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

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded by Instrument Nos. 20080408-0035557, 20110427-0032201, 20140416-0031645, 20140416-0031646, 20140424-0034613, 20140424-0031614, 20140424-0034615, 20140424-0034616, 20140424-0031617, 20140424-0034618, & 20151106-0113217, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded by Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee.

4. Transmission Line Easement as recorded in Book 4586, page 242, Register's Office for Davidson County, Tennessee.

Prepared by:
SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

5. Declaration of Easement as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer and Pumping Station Easement as recorded in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.

7. Easement to Comcast as recorded in Instrument No. 20090109-0002454, Register's Office for Davidson County, Tennessee.

8. Stormwater Drainage Easement as recorded in Instrument Nos. 20051219-0152202, 20100108-0001965, & 20100108-0001966, Register's Office for Davidson County, Tennessee.

9. Slope Easement as recorded in Instrument No. 20100108-0001967 & 20100108-0001968, Register's Office for Davidson County, Tennessee.

10. Sewer Main Easement as recorded in Book 7621, page 276, Register's Office for Davidson County, Tennessee.

11. Sanitary Sewer Easement as recorded in Book 4764, page 324, Register's Office for Davidson County, Tennessee.

12. Easement agreement to Shell Oil Co. in Book 4049, page 395, said Register's Office.

13. Common Area conveyed to HOA by Instrument Nos. 20080630-0067054, 20100108-0001971, & 20110427-0032200, said Register's Office.

14. Stormwater Detention Agreement by Instrument No. 20070713-0083651, said Register's Office.

The 2018 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 2038 Hickory Brook 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 26th day of November, 2018.

_____ IV
Phillips D. Rader IV

STATE OF _____
COUNTY OF _____ see attached

On this 26th day of November, 2018, before me personally appeared Phillips D. Rader, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of November, 2018.

_____

This certificate is attached to a 2 *page document dealing with/entitled* Warranty Deed *and dated* 11/26/18 .

California JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Plumas

Subscribed and sworn to (or affirmed) before me on this 26th day of November, 2018, by Phillip D Rader IV,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KRIS MIRAVALLE
COMM.# 2169720
NOTARY PUBLIC - CALIFORNIA
PLUMAS COUNTY
My Comm. Expires Nov. 23, 2020

Signature Kris Miravalle (Seal)

Rev. 2014-2015