WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169531 **DEEDWARR**
12/03/2018 11:30:45 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181203-0117577

G-VRES-18-1652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anita M. Mamone	NEW OWNER	
(NAME)	(NAME)	**097-02-0A-145.00-CO**
1652 Stonewater Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW J. MILLER AND WIFE, CHELSEA A. MILLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANITA M. MAMONE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 145 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091, 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 Matthew J. Miller and wife, Chelsea A. Miller by Warranty Deed from Latha Nair and husband, Sivakanth Nair, of record in Instrument No. 20141125-0108439, Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 25, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20110401-0025117, Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, amended in Instrument No. 20110427-0032201, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4764, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water Utility District of record in Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easements for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Stormwater Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

- Stormwater Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1652 Stonewater Dr., Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2018.

Matthew J. Miller

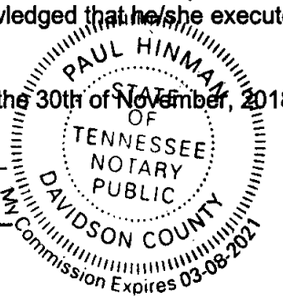
Chelsea A. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW J. MILLER, the within named bargainor, 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 official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

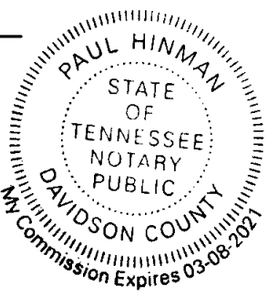


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA A. MILLER, the within named bargainor, 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 official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212