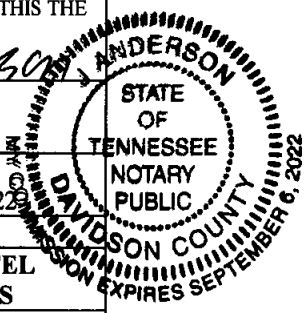
WARRANTY DEED Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$410,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE December 10, 2018 Notary Public MY COMMISSION EXPIRES :



THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Derek Smith and Lauren C. Smith**	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
(NAME) **7129 Silverwood Trail**	(NAME) NEW OWNER	098-02-0A-031.00
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Riverwood Builders Inc, a Corporation

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

Derek Smith and Lauren C. Smith, husband and wife

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:

Being lot number 31 on the Plan of Deerfield Pointe as recorded in Instrument No 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Riverwood Builders LLC by deed from Trend Trust, of record in Instrument No. 20171228-0131933 dated December 27, 2017 and Corrective Deed in Instrument No. 20181129-0116258, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7129 Silverwood Trail, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Y Johnson Davidson County
Batch# 174746 **DEEDWARR**
12/17/2018 10:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00



20181217-0122356

Witness my hand this **10th day of December, 2018.**

Riverwood Builders Inc, LH Rushing, President

STATE OF TN

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared LH Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Riverwood Builders Inc. the within named bargainor(s), a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office, this 10th day of December 2018.

Notary Public

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022