WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176039 **DEEDWARR**
12/19/2018 01:04:01 PM 2 pgs
Fees: $13.00 Taxes: $1,063.38

20181219-0123363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Christian Lee McNamee		097 02 0A 062.00
(NAME)	(NAME) New Owner	
1338 Riverbrook Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly Bean and James Hartle, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christian Lee McNamee, an unmarried woman**, 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. 62 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689, in said Register's Office.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 Kelly Bean and James Hartle, wife and husband by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated September 27, 2010 and recorded September 29, 2010 as Instrument No. 20100929-0077609, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1338 Riverbrook Dr, 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. 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 our hands this 13 day of December, 2018

Kelly Bean

James Hartle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kelly Bean and James Hartle, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2018.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)



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