Karen Johnson Davidson County
Batch# 187332 DEEDWARR
01/23/2019 11:05:01 AM 2 pgs
Fees: $13.00 Taxes: $1,281.12
20190123-0006587

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Wayne S. Hatley
2861 Whitebirch Drive
Hermitage, TN 37076

MORTGAGEE
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
097-02-0-A-602.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark J D'agostino and Cheryl E. D'agostino,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wayne S. Hatley and Maria P. Hatley,** 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. 602 on the plan of Final Plat of Villages of Riverwood, Section One, Phase 5-B by Plat Instrument No. 201612150131509, of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark J. D'agostino, an unmarried man and Cheryl E. Blake, an unmarried woman, tenants in common with right of survivorship by deed from Beazer Homes, LLC, a Delaware Limited Liability Company Successor in Interest to Beazer Homes Corp., a Tennessee Corp., dated September 5, 2017, of record in Instrument No. 201709050090747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200804080035557, 201706210062556 and 201709060091483; Grant of Transmission Line Easement of record in Book 4586, Page 242; Inspection and Maintenance Agreement of record in Instrument No. 200707130083651; Sanitary sewer and pumping station easement of record in Instrument No. 200512190152201; Storm Water Drainage Easement of record in Instrument No. 200512190152202; Storm Water Drainage Easement Agreement of record in Instrument No. 20100180001965; Storm Water Drainage Detention Easement Agreement of record in Instrument No. 20100180001966; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 201612150131509, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **2861 Whitebirch 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. 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 22nd day of January, 2019.

Mark J D'agostino

Cheryl E. D'agostino

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark J D'agostino and Cheryl E. D'agostino, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2019.

NOTARY PUBLIC

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $346,250.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2019.

NOTARY PUBLIC

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

My Commission Expires: _____