WARRANTY DEED

Karen Johnson Davidson County
Batch# 198833 DEEDWARR
02/25/2019 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,049.32
20190225-0016989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marc Kantor, a single man and Taylor D. Flynn, a single woman	Marc Kantor + Taylor D Flynn	Map: 097020A02800CO
(NAME) 1129 Riverbirch Way	(NAME) 174 A Pierce St	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Staten Island NY 10304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($283,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL T. CORWIN AND KIMBERLY B. CORWIN, HUSBAND AND WIFE,

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

MARC KANTOR, A SINGLE MAN AND TAYLOR D. FLYNN, A SINGLE 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. 28, 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.

Being the same property conveyed to Michael T. Corwin and Kimberly B. Corwin, husband and wife, by deed from Muzaffer Unluel, a single person, of record in Instrument No. 20170120-0006565, dated January 17, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20080723-0075577, corrected by Surveyor's Certificate of Correction in Instrument No. 20081105-0110185, said Register's Office.

Transmission Line Easement to the United States of America of record in Book 4586, Page 242, said Register's Office.

Storm Water Detention Agreement of record in Instrument 20070713-0083651, said Register's Office.

Deed to HOA in Instrument 20080630-0067054; Instrument 20100108-0001971; Instrument 20110427-0032200; Instrument 20150812-0080704; Instrument 20151106-0113218; and Instrument 20160226-0018414 said Register's Office.

Easements of record in Book 7621, Page 276; Book 4764, Page 324; and Book 4049, Page 395, said Register's Office.

Slope Easement in Instrument 20100108-0001967 and Instrument 20100108-0001968, said Register's Office.

Storm Water Drainage Easement in Instrument 20051219-0152202; Instrument 20100108-0001965, and Instrument 20100108-0001966, said Register's Office.

Sewer & Pumping Station Easement in Instrument 20051219-0152201, said Register's Office.

Easement to Comcast of record in Instrument 20090109-0002454, said Register's Office.

Easement for Villages of Riverwood of record in Instrument 20081209-0118828, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20080408-0035557; Instrument 20110427-0032201; Instrument 20140416-0031645; Instrument 20140416-0031646; Instrument 20140424-0034613; Instrument 20140424-0034614; Instrument 20140424-0034615; Instrument 20140424-0034616; Instrument 20140424-0034617; Instrument 20140424-0034618; Instrument 20150812-0080705; Instrument 20160226-0018415, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1129 Riverbirch Way, Hermitage, TN 37076
(House No.) (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.

Witness our hands this 22nd day of February, 2019.

Michael T. Corwin

Kimberly B. Corwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Corwin and Kimberly B. Corwin, 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 February, 2019.

My Commission Expires: 5-2-22

Notary Public

ZANIA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)