WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

J-DTN-19-1222

(AFF

Karen Johnson Davidson County
Batch# 202870 **DEEDWARR**
03/06/2019 03:45:26 PM 2 pgs
Fees: $13.00 Taxes: $799.20

20190306-0020738

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)
Jacob Galloway	7th BANK	
(NAME)	(NAME)	**097-02-0A-036.00**
1222 Riverbrook Dr	10 CADILLAC DR, STE 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	BRENTWOOD, TN 37027	
(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, **AMANDA L. BEAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB GALLOWAY, UNMARRIED,** 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:

Lot 36, VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, as shown on plat of record in Instrument No. 20080723-007557 as amended in Instrument No. 20081105-0110185, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda L. Bean, a single person by Warranty Deed from Beazer Homes Corp. of record in Instrument No. 20090701-0061345, in the Register's Office of Davidson County, Tennessee, dated June 29, 2009 and recorded July 1, 2009.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, as recorded in Instrument No. 20080723-0075577 as amended in Instrument No. 20081105-0110185, in the Register's Office of Davidson County, Tennessee .
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557 as amended in Instrument No. 20170906-0091483, in the Register's Office of Davidson County, Tennessee.
- Inspection and Maintenance Agreement of record in Instrument No. 20070713-0083651, in the Register's Office of Davidson County, Tennessee
- Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-001966 as amended in Instrument No. 20161101-0115412, in the Register's Office of Davidson County, Tennessee
- Easement for Storm Water Drainage Easement, recorded in Instrument No. 20051219-0152202, in the Register's Office of Davidson County, Tennessee.
- Easement for Utilities, recorded in Instrument No. 20081209-0118828 and Instrument No. 20090109-0002452, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1222 Riverbrook 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 4th DAY OF MARCH, 2019.

Amanda L. Bean by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA L. BEAN, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA L. BEAN.

Witness my hand and official seal, this the 4th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212