WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3016574

Return to:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 348,000.00.

Affiant

Subscribed and sworn to me, this the 15 day of April, 2019.

Notary Public

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN 6, 2020

My commission expires:

Karen Johnson Davidson County
Batch# 218783 DEEDWARR
04/17/2019 09:31:59 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20190417-0035167

Property Address:
1700 Stonewater Drive
HERMITAGE, TN 37076

Parcel ID:
097-02-OA-154.00-CO

Property owner:
Michael A. Gallo
1700 Stonewater Drive
Hermitage, TN 37076

Mail tax bills to:
New owner

THIS INDENTURE is made effective the 15th day of April, 2019, by **Heather Danielle O'Rourke, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to Michael A. Gallo, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117 and Surveyors Certificate of Correction of record in Instrument No. 20120705-0059091, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather Danielle O'Rourke, an unmarried woman by Warranty deed from Dirk Wayne Anderson, Jr. and Christi G. Clarkson, husband and wife of record in Instrument No. 20161028-0113966 Register's Office for Davidson County, Tennessee, dated October 11, 2016 and recorded on October 28, 2016.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20120705-0059091; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, amended in Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483; Conveyance of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200; Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160; Transmission Line Easement of record in Book 4586, Page 242; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4764, Page 324; Easement to First Suburban Water Utility District of record in Book 7621, Page 276; Stormwater Detention Agreement of record in Instrument No. 20070713-0083651; Declaration of Easements for Villages of Riverwood of record in Instrument No. 20081209-0118828; Easement to Comcast of record in Instrument No. 20090109-0002454; Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; Stormwater Drainage Easement of record in Instrument No. 20051219-0152202; Stormwater Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966; Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Heather Danielle O'Rourke

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Heather Danielle O'Rourke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 27th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: May 03, 2021

JENNA K JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.