WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$434,600.00**

Ericka Denise Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 17, 2019

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Ericka Denise Marshall**	**SEND TAX BILLS TO: Ericka Denise Marshall**	**MAP-PARCEL NUMBERS**
(NAME) **7117 Silverwood Trail**	(NAME) **7117 Silverwood Trail**	098 02 0A 034.00
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 219762 DEEDWARR
04/18/2019 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,608.02
20190418-0035892

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-FOUR THOUSAND SIX HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Riverwood Builders Inc., a Corporation

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

Ericka Denise Marshall, 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, TN, being Lot Number 34 on the Final Plat of Deerfield Pointe Subdivision, of record in Instrument Number 20170201-0010846, of record in the Register's Office for Davidson County, TN, to which reference is hereby made for a more comprehensive legal description.
Being part of the same property conveyed to Diamond Corp by deed from Ceemac Revocable Trust, of record in Instrument No. 20150320-0024349, dated 3/20/15, in Davidson County Register's Office in TN.
Further conveyed to Riverwood Builders Inc. by deed from Diamond Corp, of record in Instrument No. 20171005-0102550, dated 10/5/2017, in Davidson County Register's Office in TN.
Further conveyed to Trend Trust by deed from Riverwood Builders Inc, of record in Instrument No. 20171228-0131933, dated 12/28/2017, in Davidson County Register's Office in TN.
Further conveyed to Riverwood Builders Inc. by deed from Trend Trust, of record in Instrument No. 20180104-0001362, dated 1/4/2018, in Davidson County Register's Office in TN.
Further conveyed to Trend Trust by deed from Riverwood Builders Inc., of record in Instrument No. 20181231-0126255, dated 12/31/18, in Davidson County Register's Office in TN.
Finally, part of the same property conveyed to Riverwood Builders Inc. by deed from Trend Trust, of record in Instrument No. 20190104-0001276, dated 1/4/2019, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7117 Silverwood Trail, Hermitage, TN 37076**
(House Number) (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 my/our hand(s) this **17th day of April, 2019.**

Riverwood Builders Inc., L Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared L Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Riverwood Builders Inc. the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **17th day of April, 2019.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

