WARRANTY DEED

Karen Johnson Davidson County
Batch# 221309 DEEDWARR
04/24/2019 09:11:07 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20190424-0037483

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/15/2020
(AFFIX SEAL)

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)
David Dirro and Olivia Catheryn Dirro	Wells Fargo Bank	
(NAME)	(NAME)	**097-02-0A-533.00**
1989 Stonewater Drive	6200 Park Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Des Moines, IA 50321	
(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, **MELISSA AQUINO DE BRITO AND LUCAS CARVALHO DE BRITO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID DIRRO AND OLIVIA CATHERYN DIRRO, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot 533, on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, 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 Melissa Aquino De Brito and Lucas Carvalho De Brito, wife and husband by Warranty Deed from Beazer Homes Corp, a Tennesse corporation, of record in Instrument No. 20160401-0030835, in the Register's Office of Davidson County, Tennessee, dated March 24, 2016 and recorded April 1, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 6B, as recorded in Plat Book 20151023-0107918.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557 as amended in 20151106-0113217.
- Inspection and Maintenance Agreement of record in Instrument No. 20140903-0080257
- Easement for Utillities, recorded in Instrument No. 20081209-0118828.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1989 Stonewater Drive, 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 22nd DAY OF APRIL, 2019.

Melissa Aquino De Brito by John Gleaves,
Attorney in Fact

Lucas Carvalho De Brito 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 MELISSA AQUINO DE BRITO AND LUCAS CARVALHO DE BRITO, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA AQUINO DE BRITO AND LUCAS CARVALHO DE BRITO.

Witness my hand and official seal, this the 22nd of April, 2019.

Notary Public
My Commission Expires: 09/06/2022
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067