Karen Johnson Davidson County
Batch# 243375 DEEDWARR
06/14/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20190614-0057280

WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diamond Anaya		097 02 0A 097.00 CO
(NAME)	(NAME)	
1083 Riverwood Village Blvd.	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicolas Leis and Rebecca Farmer Leis, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Diamond Anaya, a single man,** 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. 97 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Nicolas Leis, unmarried man, and Rebecca Farmer, unmarried woman, as tenants on common with the right of survivorship, by Warranty Deed from Michael Patrick Laughter, unmarried man, dated 7/25/16 and recorded 7/28/16 in Instrument No. 20160728-0077673, in the Register's Office of Davidson County, Tennessee. The said Nicolas Leis and Rebecca Farmer are now married to each other and Rebecca Farmer is now known as Rebecca Farmer Leis.

Subject to Taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

Subject to all matters shown on plat of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, as amended in Instrument No. 20170906-0091483, said Register's Office.

Subject to Conveyance of Common Areas in Instrument No. 20080630-0067054 & Instrument No. 20100108-0001971, said Register's Office.

Subject to Easements of record in Instrument Nos. 20051219-0152201, 20051219-0152202, 20070713-0083651, 20081209-0118828, 20100108-0001965, 20100108-0001966, amended in 20161101-0115412, 20100108-0001967 and 20100108-0001968, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1083 Riverwood Village Blvd., 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 hands this 10th day of June, 2019.

Nicolas Leis

Rebecca Farmer Leis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicolas Leis and Rebecca Farmer Leis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2019.

Notary Public
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 20192074

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)