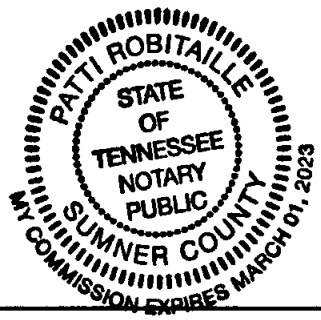
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(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
Rachel Byers Forshee Jeffery Joe Forshee	SunTrust Bank	097 02 0A 044.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 249043 **DEEDWARR** 06/26/2019 11:53:30 AM 2 pgs Fees: $13.00 Taxes: $836.20
6700 Cabot Dr. Apt O06	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	20190626-0061944
(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, I, **Brianne N. Leidy, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachel Byers Forshee, unmarried and and Jeffery Joe Forshee, married 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. 44 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, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Brianne N. Leidy, by Warranty Deed from Kevin Rhoten, unmarried and Garland Knott, married, dated 7/31/14 and recorded 8/7/14 in Instrument No. 20140807-0071380, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Subject to the plan of record in Instrument Number 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185; Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, as amended in Instrument No. 20170906-0091483; Subject to Conveyance of Common Areas of record in Instrument No. 20080630-0067054 & 20100108-001971; Subject to easements of record in Instrument Nos. 20051219-0152201, 20051219-0152202, 20070713-0083651 and 20081209-0118828, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1240 Riverbrook Drive, 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 ~~31~~ 30th day of May, 2019.

Brianne N. Leidy

Brianne N. Leidy

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 Brianne N. Leidy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this ~~31~~ 30th day of May, 2019.

Notary Public Deborah Cannon
My Commission Expires: 3/3/2020

DEBORAH CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

File No.: 20192038