Karen Johnson Davidson County
Batch# 252993 DEEDWARR
07/05/2019 09:43:47 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190705-0065604

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2019

Notary Public

My commission expires: 10/11/2022

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Linda Sullivan	New Owner	**097020A00600CO**
1028 Riverwood Village Blvd		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jazzmine M. Wright and husband, Brandon J. Wright

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

Linda Sullivan, an unmarried 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, Tennessee, being Lot No. 6 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by a Surveyor's Certificate of Correction of record in Instrument No. 20081105-00110815, 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 Jazzmine M. Wright and husband, Brandon J. Wright, by Warranty Deed from Beazer Homes Corp., dated September 6, 2012, of record in Instrument No. 20120912-0082544, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20080408-0035557, said Register's Office.

Easements of record in Instrument No. 20051219-0152201 and Instrument No. 20051219-0152202 , said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, said Register's Office.

Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1028 Riverwood Village Blvd, Hermitage, TN 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 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 in 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.

_____ Date: 6/28/19
Jazzmine M. Wright

_____ Date: 6/28/19
Brandon J. Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jazzmine M. Wright and Brandon J. Wright, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY