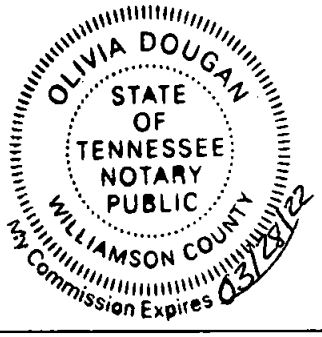
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 12 day July 2019.

Notary Public

MY COMMISSION EXPIRES: 03/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Croce	New Owner	097-02-0-A-032.00CO
(NAME)	(NAME)	
1212 Riverbrook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I/we **James L. Roth and Ann C. Roth, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Croce, a single man,** hereinafter called the GRANTEE(S), his/her/their 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. 32, on the Final Plat, Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James L. Roth and Ann C. Roth, husband and wife by Warranty Deed dated 09/09/2016 from Rita G. Lamar and Doyle G. Lamar, wife and husband of record in Instrument 20160913009610 4, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters set forth per plat of record in Instrument 200807230075577, as corrected in Instrument 200811050110185, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557, as amended of record in Instrument 201709060091483, Grant of Transmission Line Easement of record in Book 4586, Page 242, Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201, Storm Water Drainage Easement of record in Instrument 200512190152202, Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200707130083651, Declaration of Easement of record in Instrument 200812090118828, Grant of Easement Easement of record in Instrument 200901090002452, Quitclaim Deed to the Homeowner's Association of record in Instrument 200806300067054, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 256596 DEEDWARR
07/15/2019 08:18:08 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190715-0068490

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1212 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12th day July 2019.

James L. Roth

Ann C. Roth

State of Tennessee
County of ~~Rutherford~~ Wilson (TF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Roth and Ann C. Roth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of July, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129