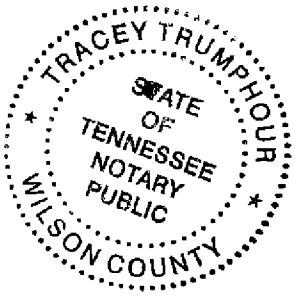
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Tyler Langenderfer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2019.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.17.21

(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
Tyler Andrew Langenderfer	Tyler Andrew Langenderfer	097020A30100CO
(NAME) 1325 Riverbrook Drive	(NAME) 1325 Riverbrook Drive	Karen Johnson Davidson County Batch# 263099 DEEDWARR 07/29/2019 09:00:30 AM 3 pgs Fees: $18.00 Taxes: $869.13 20190729-0074142
(ADDRESS) Hermitage, TN 37076	(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 Amanda S. Rose, a single woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Tyler Andrew Langenderfer, a single man, hereinafter called the GRANTEE(S), hisr 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. 301, on the plan of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3B, REVISION ONE, as shown on plat of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Amanda S. Rose by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 28/03/2013 and Recorded 05/30/2013, of record in Instrument No. 20130530-0054342, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument No. 20080408-0035557, and amended recorded in Instrument No. 20170906-0091483, Supplemental recorded in Instrument No. 20140424-0034614, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Covenants, conditions, easements and restrictions recorded in Instrument No. 20120320-0023510, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Easement recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee. Storm Water Drainage Easement recorded in Instrument No. 20100108-0001965, Register's Office for Davidson County, Tennessee; Quitclaim Deed to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument No. 20080630-0067054, Register's Office for Davidson County, Tennessee; Quitclaim Deed to The Villages of Riverwood Homeowners Association of record in Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.

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 ☒ 1325 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), hisr 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 26th day of July, 2019 .

Amanda S. Rose

Amanda S. Rose

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda S. Rose, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201907290074142

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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 she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

