STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 12/15/21
File No. G19-6101

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 263969 DEEDWARR
07/30/2019 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20190730-0074951

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven C. Riley (NAME)	New Owner (NAME)	64-16-D-216 CO
2809 Summer Hollow Ln. (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Greta G. Coe, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven C. Riley,** ~~A married man~~ unmarried 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. 341 on the Plan of Section Four, Truxton Park of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Greta G. Coe by Deed dated May 21, 2003 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded June 3, 2003, in Instrument Number 20030603-0075005, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Bylaws in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.
2. Public Utility and Drainage Easement in Book 7618, page 613, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers/storm drainage in Book 7618, page 616 and Instrument No. 20001208-0121300, Register's Office for Davidson County, Tennessee.
4. Easement for construction of slopes in Book 9987, page 252, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement in Instrument No. 20020524-0063322, Register's Office for Davidson County, Tennessee.
6. Easement to Cumberland Utility District in Book 4910, page 838, Register's Office for Davidson County, Tennessee.
7. Perpetual right and easement of egress, ingress and regress in Book 5699, page 535, Register's Office for Davidson County, Tennessee.
8. Common Area conveyed to HOA in Instrument No. 20050311-0027269, Register's Office for Davidson County, Tennessee.

9. Charter of Homeowner's Association of record by Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.
10. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee.
11. Restrictions as recorded in Instrument Nos. 20001030-0107559, 20010522-0052910, 20020123-0009419, 20020506-0055597, & 20020718-0086907, Register's Office for Davidson County, Tennessee.
12. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2809 Summer Hollow Ln, 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 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. Whenever 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 hand(s) this 27th day of July, 2019.

Greta G. Coe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2019, before me personally appeared Greta G. Coe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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

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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY