(1)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 819698 SF190384 Jason Benzinger	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $234,150.00 Affiant Subscribed and sworn to before me, this the 30 day of July 2019. Notary Public My commission expires: 03-08-21 (Affix Seal)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Michael Romano 1318 Riverbrook Dr	NAME: Wells Fargo Bank, N.A.
STREET ADDRESS: Hermitage TN 37076	STREET ADDRESS: PO Box 51162
MAP & PARCEL NO.: 097-02-0A-053.00	Los Angeles, CA 90051-5462

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alfia Caldwell, a single person hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Michael Romano, Unmarried, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1318 Riverbrook Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 21 day of June, 2019.

X Alfia Caldwell
Alfia Caldwell

Karen Johnson Davidson County
Batch# 264389 DEEDWARR
07/31/2019 09:40:43 AM 3 pgs
Fees: $18.00 Taxes: $866.36

20190731-0075303

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alfia Caldwell, _____ (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 21st day of June, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Janice H. Collins
Notary Public
My commission expires 7/5/21

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a 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.

The aforesaid Plat of record in Instrument No. 20080723-075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-059689.

Being the same property conveyed to Alfia Caldwell, a single person by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20101208-0097641 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 08, 2010.