This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0507-D

Karen Johnson Davidson County
Batch# 273451 DEEDWARR
08/19/2019 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20190819-0082905

WARRANTY DEED

Address of New Owners:
Mr. John Sanders
1800 Stonewater Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

For and 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 acknowledged, We,
Michael P. McDaniel and Robert Lee Benson, as joint tenants in common with rights of survivorship,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
John P. Sanders, an 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:

Lying and being in Davidson County, Tennessee and being Lot No. 557 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael P. McDaniel, an unmarried man, by deed from Beazer Homes Corp., a Tennessee corporation, dated March 21, 2016 and of record in Instrument Number 20160323-0027475 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Michael P. McDaniel and Robert Lee Benson, as tenants in common with the rights of survivorship by quitclaim deed from Michael P. McDaniel dated May 25, 2016 and of record in Instrument No. 20160602-0055512 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Stonewater Drive and Whitebirch Drive.

This conveyance is subject to restrictions of record in Instrument No. 20080408-0035557 and as amended in Instrument Nos. 20110427-0032201, 20140416-0031645, 20140416-0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20160129-0008909, 20160226-0018415 and corrected in 20160310-022987 all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record in Instrument No. 20080723-0075577, Instrument No. 20110630-050230 and Chancery Book of record in Book 2, Page 160 and Book 6050, Page 9 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed to HOA of record in Instrument No. 20080630-0067054, 20100108-0001971, 20110427-0032200, 20150812-0080704, 20151106-0113218, 20160226-0018414 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Transmission Line Easement of record in Book 4586, Page 242 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Storm Water Detention Agreement of record in Instrument No. 20070713-0083651 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement in favor of Comcast of record in Instrument No. 20090109-0002454 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Storm Water Drainage Easement of record in Instrument No. 20051219-0152202 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Slope Easement of record in Instrument No. 20100108-0001967 and 20100108-0001968 both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easements of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395 all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement in favor of USA of record in Book 4586, Page 242 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to bylaws of record in Instrument No. 20080408-0035557 in the Register's Office for Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1800 Stonewater Drive, Hermitage, TN 37076

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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.

Witness our hands this the 16 day of August, 2019.

Michael P. McDaniel

Robert Lee Benson

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. McDaniel and Robert Lee Benson, as joint tenants in common with rights of survivorship, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of August, 2019.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Affiant

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 16th day of August, 2019.

Notary Public

My Commission Expires: 11-5-19

Parcel: 097 02 0A 557.00

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

