Karen Johnson Davidson County
Batch# 294656 DEEDWARR
10/02/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20191002-0100632

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922835**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $357,000.00 Affiant Subscribed and sworn to before me, this2nd day of October, 2019. Notary Public My Commission Expires: 8.22.22

WARRANTY DEED

Address New Owner: Ismaias Lemuel Recinos and Nicole Recinos 2116 Hickory Brook Drive Hermitage TN 37076	Send Tax Bills To: Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	Tax Information Tax Parcel ID No. 097-02-0A-587.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carrie E. Poss, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ismaias Lemuel Recinos and Nicole Tara Recinos, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 587, as shown on the map entitled Villages of Riverwood Section One Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARRIE E. POSS, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20170427-0041295 , dated April 26, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 097-02-0A-587.00 CO.

Matters shown on the Plan of record in Instrument No. 20161011-0107256, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20080408-0035557, amended in Instrument No. 20161021-0111233, and in Instrument No. 20170906-0091483, said Register's Office.

Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20140903-0080257, said Register's Office.

This is improved property located at 2116 Hickory Brook Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2019.

Carrie E. Poss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carrie E. Poss, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY