Karen Johnson Davidson County
Batch# 334967 DEEDWARR
12/26/2019 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20191226-0133284

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $232,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2019.

Notary Public

My commission expires: 10/6/21

(Notary Stamp)

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brooke Ashley Redmond	New Owner	097-02-0A-054.00-CO
1320 Riverbrook Dr.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Anna Warren, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brooke Ashley Redmond, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 54 on the Plan of Final Plat, Villages of Riverwood Phase One, Section One, Revision One, OV UDO Urban Design Overlay of record in Plat at Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Anna Warren by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20101123-0093910 Register's Office for Davidson County, Tennessee, dated November 19, 2010 and recorded on November 23, 2010. (Value of consideration shown in aforementioned deed $133,561.00.) Being also known as 1320 Riverbrook Dr. Hermitage, Tennessee 37076.

This is improved property known as **1320 Riverbrook Dr., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of December, 2019.

Anna Warren

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, Anna Warren, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of December, 2019.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000371-526

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

201912260133284