Karen Johnson Davidson County
Batch# 361826 DEEDWARR
02/24/2020 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200224-0020071

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2020.

Notary Public
MY COMMISSION EXPIRES: 3.17.21
File No. 20-7782

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cheryl L. Means (NAME)	The Farmers Bank (NAME)	097-02-0A-452.00-C
4152 Brandywine Pt. Blvd. (STREET ADDRESS)	P.O. Box 657 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	White House, TN 37188 (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, **Brittney J. Aiello, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl L. Means, a married woman**, 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. 452 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brittney J. Aiello, an unmarried woman, from Beazer homes Corp., a Tennessee corporation, by Warranty Deed dated September 11, 2015, recorded September 16, 23015, in Instrument No. 20150916-0094030, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction, recorded in Instrument Nos. 20080408-0035557; 20110427-0032201; 20140416-0031645; 20140416-0031646; 20140424-0034613; 20140424-0031614; 20140424-0034615; 20140424-0034616; 20140424-0031617; 20140424-0034618; 20151106-0113217; 20170906-0091483; and 20180502-0041808, Register's Office for Davidson County, Tennessee.

2. 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. 201402100011584, Register's Office for Davidson County, Tennessee.

3. Common area conveyed to HOA in Instrument Nos. 20080630-0067054; 20100108-0001971; 20110427-0032200; 20170621-0062253; 20190710-0067276; and 20190710-0067275; Register's Office for Davidson County, Tennessee.

4. Transmission Line Easement as recorded in Book 4586, page 242, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as recorded in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.

6. Declaration of Easement as recorded in Instrument No. 20081209-0018828, Register's Office for Davidson County, Tennessee.

7. Easement to Comcast as recorded in Instrument No. 20090109-0002452, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer & Pumping Station Easement as recorded in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.

9. Stormwater Drainage Easement as recorded in Instrument Nos. 20051219-0152202; 20100108-0001965; 20100108-0001966; and 20161101-0115412, Register's Office for Davidson County, Tennessee.

10. Slope Easements as recorded in Instrument Nos. 20100108-0001967 and 20100108-0001968, Register's Office for Davidson County, Tennessee.

11. Sewer Main Easement as recorded in Book 7621, page 276, Register's Office for Davidson County, Tennessee.

12. Sanitary Sewer Easement as recorded in Book 4764, page 324, Register's Office for Davidson County, Tennessee.

13. Easement Agreement to Shell Oil Co. as recorded in Book 4049, page 395, Register's Office for Davidson County, Tennessee.

14. Restrictive Covenant for detached structure in Instrument No. 20150612-0055687, Register's Office for Davidson County, Tennessee.

The 2019 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 2712 River Vista Court, 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 18th day of February, 2020.

Brittney J. Aiello

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of February, 2020, before me personally appeared Brittney J. Aiello, 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 18th day of February, 2020.

Notary Signature
My commission expires: 6/2/21

PRESTON C. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

