Karen Johnson Davidson County
Batch# 371337 DEEDWARR
03/12/2020 10:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20200312-0027726

WARRANTY DEED

Y-VRES-20-1428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21 (AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric T. Love and Thomas F. Love	LoanDepot.com, LLC	
(NAME)	(NAME)	**075-11-0A-070.00-CO**
1428 Stoner Ridge	P.O. Box 5710	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Chicago, IL 60680-5081	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA C. RHEA AND STEVEN RILEY BREWER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC T. LOVE, AN UNMARRIED MAN, AND THOMAS F. LOVE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 65 on the Plan of Phase Three, Heritage Meadows of record in Plat Book 9700, Page 984, 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 Rebecca C. Rhea, married by Warranty deed from Teresa Parsons, unmarried of record in Instrument No. 20150306-0019355 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 06, 2015.

Steven Riley Brewer joins in this instrument to convey any maritial interest he has in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee.
- PUD Boundary Plat of record in Book 9700, Page 88, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10337, Page 102 and amended in Instrument No. 20000313-0025560, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10337, Page 123, Register's Office for Davidson, County, Tennessee.
- Charter for Heritage Meadows HOA of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20090115-0003848, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7404, Page 562, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water Utility District of record in Book 6838, Page 485, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1428 Stoner Ridge, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF FEBRUARY, 2020.

Rebecca C. Rhea

Steven Riley Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA C. RHEA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN RILEY BREWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021