Karen Johnson Davidson County
Batch# 381252 DEEDWARR
04/02/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20200402-0035637

WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 08/30/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Louise Keiter		097-02-0-A-572.00 CO
(NAME)	(NAME) New Owner	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Drew A. Simmons, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Louise Keiter, a single woman and Bruce Vincent Les Craney, a single man, joint tenants with right of survivorship,** 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. 572 on the Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, 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 Drew A. Simmons, an unmarried man, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated March 24, 2017, of record in Instrument No. 20170328-0030007, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2176 Hickory Brook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20161011-0107256; Restrictions of record in Instrument No. 20080408-0035557, Instrument No. 20161021-0111233 and Instrument No. 20170906-0091483; Easement for cable/utilites of record in Instrument No. 20081209-0118828; Easement for sanitary sewer/ pumping station of record in Instrument No. 20051219-0152201; Inspection and maintenance agreement of record in Instrument No. 20140903-0080257; Conveyance of common area/open space to Homeowners Association of record in Instrument No. 20080630-0067054 and Instrument No. 20170621-0062254; Conveyance for retaining wall of record in Instrument No. 20100108-0001971; Grant of transmission line of record in Book 4586, page 242 and declaration of abandonment of certain electric transmission line right of way of record in Instrument No. 20141103-0101036; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 31st day of March, 2020.

Drew A. Simmons

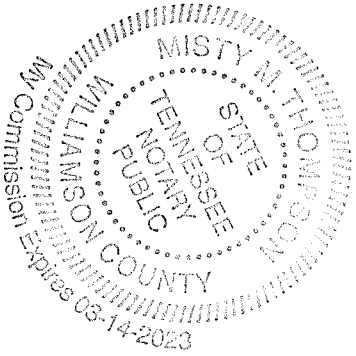
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Drew A. Simmons, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 30950



True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee
County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G. Spruill
Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

