This instrument prepared by:
Momentum Title, LLC - Mt Juliet
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20-6673

Karen Johnson Davidson County
Batch# 381993 DEEDWARR
04/06/2020 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20200406-0036313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $333,000.00

By Hall
Affiant

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Subscribed and sworn to before me, this the 3rd day of April, 2020

L.M. Lynn
Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryce Heckber Rachel Heckber 3760 Hoggett Ford Rd Hermitage TN 37076	Highlands Residential Mortgage LTD 12001 N Central Expressway #750 Dallas TX 75243	097 02 0A 667.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Matthew Eric West and Rebecca Lynn West, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryce Heckber and Rachel Heckber, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 667, Villages of Riverwood, Section One Phase 7, as shown on plat of record in Instrument No. 20170426-0040821, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Eric West and Rebecca Lynn West, husband and wife, by Warranty 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. 20171212-0126612, in the Register's Office of Davidson County, Tennessee, dated December 08, 2017 and recorded on December 12, 2017.

This is improved property located at: **3760 Hoggett Ford Road, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2020.

GRANTOR:

Matthew Eric West

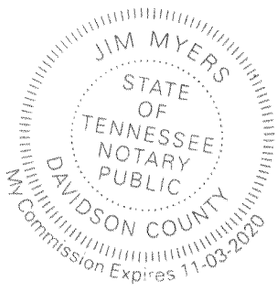
Rebecca Lynn West

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Eric West and Rebecca Lynn West, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of April, 2020.

Notary Public
My Commission expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

