STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public
MY COMMISSION EXPIRES: 01.08.2024
File No. G20-8738

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Karen Johnson Davidson County
Batch# 408593 DEEDWARR
06/01/2020 01:43:31 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20200601-0056128

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael E. Bengle, Jr. and Kelly Allyson Foster (NAME)	New Owner (NAME)	53-6-B-19 CO
2224 Riverway Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(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, **Brittany Shoesmith, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael E. Bengle, Jr. and Kelly Allyson Foster, both unmarried, as joint tenants with right of survivrship**, 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. 230, on the Plan of Phase2, Waterford, of record in Plat Book 7900, pages 412 and 413, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brittany Shoesmith, married by Deed dated May 17, 2013 from Cedric D. Davis and Carl T. Hall, Jr., joint tenants with right of survivorship, recorded May 21, 2013, in Instrument Number 20130521-0051279, Register's Office of Davidson County, Tennessee.
Matthew Shoesmith joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
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 Plat Book 7900, page 412-413, Register's Office for Davidson County, Tennessee.
3. Charter of HOA in Book 8711, page 701, Register's Office for Davidson County, Tennessee.
4. P.U.D. Boundary Plat in Book 6900, page 540, said Register's Office.
5. Restrictions as recorded in Book 8694, page 216, Book 8699, page 462, and Book 9530, page 185, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to HOA in Book 8715, page 590, Register's Office for Davidson County, Tennessee.
7. By laws in Record Book 8715, page 583 and Instrument No. 20090309-0020515, Register's Office for Davidson County,

Tennessee.
8. Sewer Easement as recorded in Book 2024, page 225, 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 2224 Riverway Drive, Old Hickory, TN 37138.

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 29th day of May, 2020.

Brittany Shoesmith

Matthew Shoesmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared Matthew Shoesmith and Brittany Shoesmith, 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 29th day of May, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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