THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28903

Karen Johnson Davidson County
Batch# 449547 **DEEDWARR**
08/04/2020 12:53:14 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20200804-0086168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 03rd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler Berlin		MAP 097-02-0A-
302 Mapleton Alley	NEW OWNER	PARCEL 093.00-CO
Hermitage, TN 37076		
(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, WE, **E. Douglas Varney, a married man, and Leandra Justus Varney, joined by her spouse Robert W. Mitchell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chandler Berlin, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 93 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two of record in Plat at Instrument No. 20090603-0051286, 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 Leandra Justus Varney, unmarried and E. Douglas Varney, a married man by Warranty deed from Paul Nies and Abigail E. Nies, husband and wife of record in Instrument No. 20150729-0074625 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 29, 2015.

Leandra Justus Varney is now married; her spouse, Robert W. Mitchell, joins in this conveyance.

This property is not and has never been the residence of E. Douglas Varney and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Chancery Court Book 2, Page 160; (3) all matters shown on the Plan of record in Plat at Instrument No. 200807236-0075577 and at Instrument No. 20090603-0051286; (4) Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, amended in Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483; (5) Conveyance of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200; (6) Transmission Line Easement of record in Book 4586, Page 242; (7) Stormwater Detention Agreement of record in Instrument No. 20070713-0083651; (8) Declaration of Easements for Villages of Riverwood of record in Instrument No. 20081209-0118828; (9) Easement to Comcast of record in Instrument No. 20090109-0002454; (10) Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; (11) Stormwater Drainage Easement of record in Instrument No. 20051219-0152202; (12) Stormwater Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966; (13) Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968; (14) Rights and easements of adjoining landowners in and to any party wall(s); (15 Subject to rights of others in and to the common areas and/or elements; (16) All visible easements; (17) All applicable governmental and zoning regulations.

This is IMPROVED property known as **302 Mapleton Alley; 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, hisr 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 our hands this the 29th day of July, 2020.

Leandra Justus Varney

E. Douglas Varney

Robert W. Mitchell

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leandra Justus Varney** and **Robert W. Mitchell**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Douglas Varney** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE