THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35707-08-2020	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 17th day of September, 2020. Notary Public My Commission Expires 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jeff Cole, Carli Goergan 1627 Stonewater Drive Hermitage, TN 37076	Send Tax Bills To:	Tax Information: Map and Parcel No.: 097020A13000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Taryn Connell, a married woman, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jeff Cole, a single man, and Carli Goergan, a single woman, as tenants in common with rights of survivorship ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1627 Stonewater Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Sean White, husband of Taryn Connell, joins in this conveyance for the purpose of conveying his marital interest in the subject real property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 478593 DEEDWARR
09/18/2020 01:04:51 PM 4 pgs
Fees: $23.00 Taxes: $1,220.63

20200918-0107258

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-VCES-20-1624

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of September, 2020.

Taryn Connell

Sean White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taryn Connell and Shawn White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No, 20110401-0025117, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925 and Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Taryn Connell by deed dated February 29, 2012 from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20120301-0018169, Register's Office for Davidson County, Tennessee. Taryn Connell having since married.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Villages of Riverwood of record in Instrument No. 20080408-0035557, amended in Instrument No. 201104-27-0032201, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Villages of Riverwood Homeowner's Association, Inc. of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971, and Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No, 20110401-0025117, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925 and Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee.
5. Subject to all matters shown on the Plan of record in Chancery Court Book 2, page 160, Register's Office for Davidson County, Tennessee.
6. Easement for cable and utility suppliers of record in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
7. Easement for stormwater drainage of record in Instrument No. 20051219-0157202, Register's Office for Davidson County, Tennessee.
8. Easement to United States of America of record in Book 4586, page 242, Register's Office for Davidson County, Tennessee.
9. Sanitary sewer and pumping station easement of record in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.
10. Easements of record in Book 4049, page 395, Book 4764, page 324 and Book 7621, page 276, Register's Office for Davidson County, Tennessee.
11. Stormwater maintenance agreement of record in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.

12. Easement granted to Comcast of record in Instrument No. 20090109-0002454, Register's Office for Davidson County, Tennessee.
13. Stormwater Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee.
14. Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.