WARRANTY DEED

Karen Johnson Davidson County
Batch# 486846 DEEDWARR
09/30/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20200930-0112922

A-LHR-20-1677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raquel Eisele	Broker Solutions, Inc. DBA New American Funding	
(NAME) **1677 Stonewater Drive**	(NAME) P.O. Box 5071	**097-02-0A-117.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Troy, Michigan 48007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE PICARD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAQUEL EISELE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 117, 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 in Instrument No. 20110510-0035925; and as further corrected in Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace Picard, an unmarried woman by Warranty deed from Michael McDavid and Blair E. Self McDavid, husband and wife of record in Instrument No. 20180502-0041618 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, amended in Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4764, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water Utility District of record in Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easements for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Stormwater Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

- Stormwater Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1677 Stonewater Drive, Hermitage, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 30 DAY OF SEPTEMBER, 2020.

Grace Picard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRACE PICARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022