Karen Johnson Davidson County
Batch# 526199 DEEDWARR
12/08/2020 10:34:08 AM 2 pgs
Fees: $13.00 Taxes: $909.83
20201208-0142280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

April G. Nichols Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda T. Bonavenia	NEIL OCONNER	Map: 097020A23200CO
(NAME) 3920 Hoggett Ford Rd.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($245,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS FORTIER, UNMARRIED,

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

AMANDA T. BONAVENIA, AN UNMARRIED WOMAN,

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. 232 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Fortier, a single man, by deed from Darren Shane Baker, unmarried, of record in Instrument Number 20190308-0021665, dated March 7, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument No. 20120502-0037433, said Register's Office; (3) Transmission Line Easement of record in Book 4586, Page 242, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20070713-0083651, Register's Office for said County; (5) Deed of common areas to Homeowners Association of record in Instrument No. 20080630-0067054; Instrument No. 20100108-0001971; Instrument No. 20110427-0032200; Instrument No. 20150812-0080704; Instrument No. 20151106-0113218; Instrument No. 20160226-0018414; Instrument No. 20170621-0062248; Instrument No. 20170621-0062249; Instrument No. 20170621-0062255; Instrument No. 20170621-0062257; and Instrument No. 20180502-0041807, Register's Office for said County; (6) Easement to USA of record in Book 4586, Page 242, Register's Office for said County; (7) Easements of record in Book 4049, Page 395; Book 4764, Page 324; and Book 7621, Page 276, Register's Office for said County; (8) Restrictive Covenant for detached structure of record in Instrument No. 20120320-0023510, said Register's Office; (9) Slope Easement of record in Instrument 20100108-0001967 and Instrument 20100108-0001968, Register's Office for said County; (10) Storm Water Drainage Easement of record in Instrument 20051219-0152202; 20100108-0001965; and 20100108-0001966, Register's Office for said County; (11) Sewer and Pumping Station Easement of record in Instrument 20051219-0152201, Register's Office for said County; (12) Easement to Comast of record in Instrument 20090109-0002454, Register's Office for said County; (13) Easement for Villages of

Riverwood of record in Instrument 20081209-0118828, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20080408-0035557, amended and supplemented in Instrument No. 20110427-0032201; Instrument No. 20140416-0031645; Instrument No. 20140416-0031646; Instrument No. 20140424-0034613; Instrument No. 20140424-0034614; Instrument No. 20140424-0034615; Instrument No. 20140424-0034616; Instrument No. 20140427-0034617; Instrument No. 20140424-0034618; Instrument No. 20140812-0080705; Instrument No. 20160226-0018415; Instrument No. 20170906-0091483; and Instrument No. 20180502-0041808, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3920 Hoggett Ford Rd., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 10th day of November, 2020.

Thomas Fortier

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 Thomas Fortier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of November, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY