Karen Johnson Davidson County
Batch# 533228 DEEDWARR
12/14/2020 03:00:53 PM 2 pgs
Fees: $13.00 Taxes: $1,293.13

20201214-0147228

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $349,495.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2020.

Notary Public

My commission expires:_____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Grandt	**New Owner**	**097-02-0A-178.00CO**
1233 Riverbirch Way		
Hermitage, TN 37076		

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 HEREBY ACKNOWLEDGED, WE,

Rickey F. Funderburk and wife, Lori Funderburk

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

Richard Grandt, unmarried man

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. 178 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2B of record in Instrument No. 20120510-0040662, 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 Rickey F. Funderburk and wife, Lori Funderburk, by Warranty Deed, from Beazer Homes Corp., a Tennessee Corporation, dated September 27, 2012, of record in Instrument No. 20121008-0091782, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument 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. 20140424-0034617, Instrument No. 20140424-0034618, Instrument No. 20150812-0080705, Instrument No. 20160226-0018415, Instrument No. 20170621-0062258, Instrument No. 20170906-0091483, Instrument No. 20180502-0041808, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20070713-0083651, in the 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.
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. 20170621-0062257, in the Register's Office for Davidson County, Tennessee.

Easement to USA of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
Easements of record in Book 4049, Page 395, Book 4764, Page 324 and Book 7621, Page 276, 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.
Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452, in the Register's Office for Davidson County, Tennessee.
Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1233 Riverbirch Way, 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 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 my/our hand(s) this 1st day of December, 2020.

Rickey F. Funderburk by A. Scott Hubbard Attorney in fact
Rickey F. Funderburk by A. Scott Hubbard, Attorney-In-Fact

Lori Funderburk by A. Scott Hubbard Attorney in fact
Lori Funderburk by A. Scott Hubbard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Rickey F. Funderburk and Lori Funderburk for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Rickey F. Funderburk and Lori Funderburk, and is authorized by Rickey F. Funderburk and Lori Funderburk to execute this instrument on their behalf.

Witness my hand, at office, this 1 day of December, 2020.

My Commission Expires:_____

Emily Betts
Notary Public

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

File #: 20-740
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027