Karen Johnson Davidson County
Batch# 576248 DEEDWARR
02/24/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20210224-0022689

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 21-11575

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jesse M. Howard (NAME)	NEW OWNER (NAME)	97-2-A-688 CO
1832 Riverbirch Lane (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Juan C. Valdez and Maria A. Valdez, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse M. Howard, a single 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. 688 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan C. Valdez and Maria A. Valdez, husband and wife by Deed dated November 29, 2017 from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, recorded December 1, 2017, in Instrument Number 20171201-0122794, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction in Instrument No. 200804080035557, Instrument No. 201104270032201, Instrument No. 201404160031645, Instrument No. 201404160031646, Instrument No. 201404240034613, Instrument No. 201404240031614, Instrument No. 201404240034615, Instrument No. 201404240034616, Instrument No. 201404240031617, Instrument No. 201404240034618, Instrument No. 201511060113217, Instrument No. 201709060091483, Instrument No. 201805020041808, Instrument No. 201508120080705, Instrument No. 201706210062256, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 201704260040821, Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to HOA in Instrument No. 200806300067054, Instrument No. 201001080001371, Instrument No. 201104270032200, Instrument No. 201508120080704, Instrument No. 201706210062253, Instrument No. 201511060113218, Instrument No. 201602260018414, Instrument No. 201706210062248, Instrument No. 201706210062249, Instrument No. 201706210062250, Instrument No.

201706210062251, Instrument No. 201706210062252, Instrument No. 201706210062254, Instrument No. 201706210062255, Instrument No. 201706210062257, Instrument No. 201712130127070, Instrument No. 201805020041807, Instrument No. 201907100067275, Instrument No. 201907100067276, Register's Office for Davidson County, Tennessee.

4. Declaration of Easement in Instrument No. 200812090118828, Register's Office for Davidson County, Tennessee.

5. Easement to Connect in Instrument No. 20090109002452, Register's Office for Davidson County, Tennessee.

6. Sanitary sewer and Pumping station easement in Instrument No. 200512190152201, Register's Office for Davidson County, Tennessee.

7. Stormwater detention Agreement in Instrument No. 200707130083651, Register's Office for Davidson County, Tennessee.

8. Stormwater draining easement in 200512190152202 and Instrument No. 201001080001965, Instrument No. 201001080001966, and Instrument No. 201611010115412, Register's Office for Davidson County, Tennessee.

9. Slope easements in 201001080001967 and Instrument No. 201001080001968, Register's Office for Davidson County, Tennessee.

10. Sewer main easement in instrument in Record Book 7621, page 276, Register's Office for Davidson County, Tennessee.

11. Inspection Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 201409030080257, Register's Office for Davidson County, Tennessee.

12. Sanitary sewer easement in Record Book 4764, page 324, Register's Office for Davidson County, Tennessee.

13. Easement Agreement to Shell Oil Co in Record Book 4049, page 395, Register's Office for Davidson County, Tennessee.

14. Restrictive Covenant for detached structure in Instrument No. 201707030066627, Register's Office for Davidson County, Tennessee.

15. Transmission Line Easement in Record Book 4586, 242, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1832 Riverbirch Lane, 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, 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. Whenever 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 19th day of February, 2021.

Juan C. Valdez

Maria A. Valdez

Maria A. Valdez

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19th day of February, 2021, before me personally appeared Juan C. Valdez and Maria A. Valdez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of February, 2021.

Notary Signature
My commission expires: 6/20/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Russell J. McCann, 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 of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021