Karen Johnson Davidson County
Batch# 693776 DEEDWARR
08/10/2021 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20210810-0107458

WARRANTY DEED

AVERY COSTELLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF AUGUST, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05/14/2025

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2349LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
SN Tennessee, LLC	Same as the new owner	
8390 E. Via de Ventura F-110, #303		097 02 0A 154.00
Scottsdale, AZ 85258		

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,

MICHAEL A. GALLO, A SINGLE MAN

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

SN TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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. 154 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117 and Surveyors Certificate of Correction of record in Instrument No. 20120705-0059091, 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 Michael A. Gallo by Warranty Deed from Heather Danielle O'Rourke, an unmarried woman, of record in Instrument No. 20190417-0035167, in the Register's Office of Davidson County, Tennessee, dated March 27, 2019 and recorded on April 17, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

b. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

c. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

d. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

e. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

f. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

g. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

h. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

i. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood Section One Phase 2A, as recorded in Instrument No. 20110401-0025117 and corrected in Surveyor's Certificate of Correction recorded in Instrument No. 20120705-0059091 .

j. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20110427-0032201 and amended in Instrument No. 20170906-0091483.

k. Easement for Transmission Line, recorded in Book 4586, Page 242.

l. Easement for Sanitary Sewers, recorded in Book 4764, Page 324.

m. Easement recorded in Book 7621, Page 276.

n. Easement for Sanitary Sewer and Pumping Station, recorded in Instrument No. 20051219-0152201.

o. Easement for Storm Water Drainage, recorded in Instrument No. 20051219-0152202.

p. Easement for Utilities, recorded in Instrument No. 20081209-0118828.

q. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070713-0083651, and Instrument No. 20100301-0015327.

r. Storm Water Drainage Easement Agreement as set forth in instrument recorded in Instrument No. 20100108-0001965.

s. Storm Water Drainage and Detention Easement Agreement as set forth in instrument recorded in Instrument No. 20100108-0001966.

t. Temporary Slope Easement Agreement as set forth in instrument recorded in Instrument No. 20100108-0001967.

u. Slope Easement Agreement as set forth in instrument recorded in Instrument No. 20100108-0001968.

This is improved property known as 1700 Stonewater Drive, Hermitage, TN 37076-3588

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 in 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 hand on the 16th day of June, 2021.

Michael A. Gallo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL A. GALLO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of June, 2021.

Notary Public

My Commission Expires: 9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-12-2021.

Affiant
Date: August 9, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY