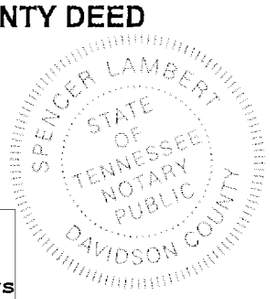
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27TH~~ 29th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/6/24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 857119 DEEDWARR
05/17/2022 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220517-0056755

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morgan Kaye McFarlane and Richard Alexander Blake	Movement Mortgage	
(NAME)	(NAME)	
1056 Riverwood Village Boulevard	8024 Calvin Hall Rd.	097020A01300CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indian Land, SC. 29707	
(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 considerations, the receipt of which is hereby acknowledged, We **Jaxon MacGeorge, a single man and Elizabeth Leinart, a single woman, as tenants in common with right of survivorship** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Morgan Kaye McFarlane and Richard Alexander Blake, wife and husband,** hereinafter called the GRANTEE(S), their 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. 13 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Jaxon MacGeorge, a single man and Elizabeth Leinart, a single woman, as tenants in common with right of survivorship by Warranty Deed from William J. Ardiff, Jr., an unmarried man, dated 02/03/2020, of record in Instrument 202002040012548, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200807230075577 and Surveyor's Certificate of correction recorded in Instrument 200811050110185 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Sanitary Sewer and Pumping Station Easement in Instrument No. 200512190152201, in the Register's Office for Davidson County, Tennessee. Storm Water Drainage Easement in Instrument No. 200512190152202, in the Register's Office for Davidson County, Tennessee. Declaration of Easement for Villages of Riverwood recorded in Instrument No. 200812090118828, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 200901090002452, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 200707130083651 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1056 Riverwood Village Boulevard, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 27th day of April, 2022.

Jaxon MacGeorge

Elizabeth Leinart

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaxon MacGeorge and Elizabeth Leinart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of April, 2022.

Notary Public:
My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Midtown Title of Murfreesboro
262 Robert Rose Dr, Ste 101
Murfreesboro, Tn 37129
2-166646-LM

202205170056755

Certificate of Authenticity

I, **Loren Manderson**, do hereby make oath that I am the 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 4-29-22

Affiant Signature

4-29-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2 **day of** MAY, 2022.

Notary's Signature

My Commission Expires: 11-6-24

Notary's Seal