WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 08:25 2 pgs
Fees:13.00 Taxes:532.80

20070502-0052122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Lynn Sears	CWHL	Map 053
(NAME) 1928 Waterford Drive	(NAME) TPRP-220PS P.O. Box 2962	Group 6-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Phoenix, AZ 85062-2962	Parcel 113-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Sherry L. Mercer**, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Lynn Sears**,* 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:

* a married woman

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1928 Waterford Drive, Old Hickory, TN 37138
(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 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 my hand this 27 day of April, 2007.

Sherry L. Mercer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Sherry L. Mercer, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 27 day of April, 2007.

Commission expires: 10/26/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Being Lot No. 113 on the Plan of Phase Three, Waterford Subdivision as shown of record in Plat Book 7900, Page 707, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sherry L. Mercer by Deed from Craig A. Stevens and Cari A. Stevens, filed for record 10/11/95 in Nook 9824, Page 478, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on **plat** of record in Plat Book 7900, Page 707, Register's Office of Davidson County, Tennessee.

Subject to Planned Unit Development Boundary as shown of record in Book 6900, Page 540, Register's Office of Davidson County, Tennessee.

Subject to Sewer Easement as shown of record in Book 1717, Page 30, Register's Office of Davidson County, Tennessee.

Subject to Right of Way as shown of record in Book 2024, Page 225, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 8711, Page 701, Register's Office of Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowners Association as shown of record in Book 8715, Page 590, Book 9393, Page 831, Book 9393, Page 833, Book 9752, Page 82, and Book 7900, Page 905, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, Book 9081, Page 63, Book 9112, Page 962, Book 9309, Page 847, Book 9530, Page 182, Book 9530, Page 185, and Book 9530, Page 189, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 8715, Page 583, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.