Please record and return to:
Trustland Title & Escrow, LLC
1529 Hunt Club Blvd, Suite 300
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 12/20/07 12:45 2 pgs
Fees:13.00 Taxes:592.00
20071220-0146121

This instrument prepared by:
**TrustLand Title & Escrow, LLC**
**1529 Hunt Club Blvd. Suite 300**
**Galltin, TN 37066**
**(615) 230-6587**

File No.: **H07-1041**

# WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Tamara Davis Linville, an unmarried woman n/k/a Tamara Davis Couch and husband, William Couch, III, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Tara Davis, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 237 on the Plan of Phase 4A, Waterford, of record in Book 7900, Page 596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tamara Davis Linville and Thomas E. Linville, husband and wife by Quitclaim Deed from Tamara Ann Davis n/k/a Tamara Davis Linville, a married woman, dated December 7, 2001, recorded December 20, 2001, of record in Instrument Number 20011220-0140867, in the Register's Office of Davidson County, Tennessee; and being the same property conveyed to Tamara Davis Linville, an unmarried woman by Quitclaim Deed from Thomas E. Linville, an unmarried man, dated December 7, 2007, recorded December 20, 2007, of record in Instrument Number 20071220-0146120, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) County taxes for the year 2008 and thereafter for tax parcel number 53-06-B-40.00CO, a lien not yet due and payable. (2) All matters shown on the Plan of record in Book 7900, page 596, said Register's Office. (3) Declaration of Annexation of Waterford, Phase 4A and Submission to the Restated Declaration of Covenants, Conditions and Restrictions applying to Waterford in Book 9081, page 63, said Register's Office.(4)Declaration of Covenants, Conditions and Restrictions in Book 8694, page 216, restated in Book 8699, page 462, and amended in Book 9530, page 185, said Register's Office. (5) Title to that portion of the property lying between the high and low water marks of the Cumberland River. (6) Charter of Waterford Community Association in Book 8711, page 701, said Register's Office. (7) By-Laws in Book 8715, page 583, said Register's Office. (8) Sewer Easement in Book 1717, page 30, said Register's Office. (9) Easement for Right of Way in Book 2024, page 255, said Register's Office. (10) Deed to Waterford Community Association for Common Areas in Book 8715, page 590, said Register's Office. (11) Boundary Survey in Book 6900, page 540, said Register's Office. (12) Rights of others in & to the common areas and/or elements, and (13) other matters of public record.

Parcel ID # **53-06-B-40.00CO**
☒ Improved OR
☐ Unimproved property located at: **2509 Park Green Lane, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **13th** day of **December, 2007.**

**Tamara Davis Couch n/k/a Tamara Davis Couch**
Tamara Davis Linville *

**William Couch, III**

STATE OF **Tennessee** COUNTY OF **Sumner**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tamara Davis Linville n/k/a Tamara Davis Couch and William Couch, III** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **13th** day of **December, 2007.**

Notary Public

My Commission Expires: 02/20/2008

TINA HODGES NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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STATE OF **Tennessee**

COUNTY OF **Sumner**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$160,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **13th** day of **December, 2007.**

Notary Public

My Commission Expires: 02/20/2008

TINA HODGES NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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Owner's Name: **Tara Davis**
and Address: **2509 Park Green Lane, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**Countrywide Bank, FSB**
**801 Crescent Centre Drive, Suite 510**
**Franklin, TN 37067**