File No. 280300305

WARRANTY DEED

Davidson County DEEDWARR
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Fees:13.00 Taxes:545.75
20080421-0040312

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven W. MacIntyre	~~Steven W. MacIntyre~~	053060A16300CO
(NAME)	(NAME)	
2165 Riverway Drive	New owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	,	
(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, I, Rebecca S. Hosey, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Steven W. MacIntyre, unmarried, hereinafter called the grantee(s), HIS 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. 163, Plan of Phase 2 Waterford, as shown on plat of record in Plat Book 7900, Pages 412-413, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to LARRY E. HOSEY AND WIFE, REBECCA S. HOSEY by deed from W L BAINBRIDGE INC. A TENNESSEE CORPORATION of record in Book 9184 and Page 943, Register's Office for said County. The said Larry E. Hosey having since died.

1) Subject to all matters as set forth per Plat Book 7900 and Page 412; Book 7900 and Page 413, Register's Office of said County. 2) Restrictive Covenants of record in Deed Book 8694, Page 216, Book 8699, Register's Office of said County. 3) By-Laws as shown of record in Deed Book 8715, Page 583, Register's Office for said County. 4) Charter of Homeowner's Association as shown of record in Book 8711, Page 701, Register's Office for said County. 5) Quitclaim for Homeowner's Association for common areas of record in Book 8715, Page 590, Register's Office for said County.

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 ☒ property, known as 2165 Riverway 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 GRANTEE(S), HIS heirs and 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 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/our hands this 14th day of April, 2008.

Rebecca S. Hosey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rebecca S. Hosey, 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 purposes therein contained.

Witness my hand at office this 14th day of April, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 280300305

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212