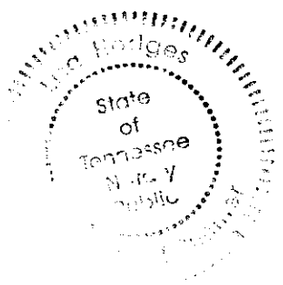
File No. 290800099

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 02/28/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20090066458 DEEDWARR
Recvd: 09/30/09 10:27 2 pgs
Fees: 13.00 Taxes: 621.23

20090930-0090647

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim A. Bird	Regions Bank d/b/a Regions Mortgage	Map 064160D13600
(NAME)	(NAME)	
2205 Crescent Valley Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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, **David S. Waters and wife, Gina S. Waters,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kim A. Bird and Wayne C. Bird, wife and husband**, hereinafter called the grantee(s), 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. 294 on the Plan of Section Three, Truxton Park, R10 Cluster Lot Subdivision as of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David S. Waters and Gina S. Waters by Warranty Deed from Kenneth R. Clayton Jr., and Wife, Sarah Jobst Clayton and Kenneth R. Clayton, a married man, and Wife Joy Clayton as recorded on July 28, 2005 in Instrument No. 20050728-0088240, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20011024-0116272, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20001030-0107559 and Instrument No. 20020123-0009419, Register's Office of said County.

Storm Water Detention Agreements as shown of record in Instrument No. 20000824-0083612 and Instrument No. 20020528-0064319, Register's Office for said County.

Sewer Line Easement as shown of record in Instrument No. 20001208-0121300, Register's Office for said County.

Charter of Truxton Park Homeowner's Association as shown of record in Instrument No. 20001101-0108603, Register's Office for said County.

By-Laws as shown of record in Instrument No. 20001101-0108604, Register's Office for said County.

Quitclaim Deed to Truxton Park Homeowner's Association as shown of record in Instrument No. 20050311-0027266, 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 2205 Crescent Valley Lane, 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), THEIR 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), 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/our hands this 24th day of September, 2009.

David S. Waters

Gina S. Waters

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 David S. Waters and Gina S. Waters 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 at office this 24th day of September, 2009.

Commission expires: 9|2|2013

Notary Public

File Number: 290800099

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

