File No. 110054

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010302 DEEDWARR
Recvd: 02/18/11 10:33 2 pgs
Fees:13.00 Taxes:2264.40
20110218-0013903

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2011

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 25, 2011
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. McElmurray III	Regions Bank d/b/a Regions Mortgage	158 02 0 009.00
(NAME)	(NAME)	
6228 Hillsboro Pike	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven G. Waters and wife, Dabney C. Waters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. McElmurray III, 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:

BEING Lot No. 27 on the Plan of Hillsboro Park, Section 1, as of record in Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 309.4 feet on the southeasterly side of Hillsboro Pike and runs back 490 feet on the northeasterly line and 527.3 feet on the southwesterly line to a dead line in the rear on which it measures 68.5 feet.

Being the same property conveyed to Steven G. Waters and wife, Dabney C. Waters by deed from Marilyn Miller Kidd, a single person, dated December 15, 1995 and recorded on December 22, 1995 in Book 9897, page 230, Register's Office, Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7796, page 570, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6228 Hillsboro Pike, Nashville, TN 37215
(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.

File No. 110054
Witness my hand this 14th day of February, 2011.

Steven G. Waters

Dabney C. Waters

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven G. Waters and wife, Dabney C. Waters, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2011.

Commission expires: 12/28/13

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County