WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110041432 DEEDWARR
Recvd: 07/11/11 11:24 2 pgs
Fees:13.00 Taxes:403.30
20110711-0052819

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/23/14

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ferlan Huskey	Prime Lending	53-6A-94 CO
(NAME)	(NAME)	
2136 Riverway Drive	18111 Preston Rd #900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas TX 75252	
(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, WE, Robert L. Cone and wife, Jeri L. Cone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ferlan Huskey, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Phase 2, Waterford, of record in Book 7900, pages 412 and 413, Register's Office for said County, to which plan and record thereof area incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert L. Cone and wife, Jeri L. Cone, by deed of record in Book 11716, Page 308, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase 2, Waterford, of record in Book 7900, pages 412 and 413,Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20090309-0020515, said Register's Office. All matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, page 540, Register's Office for Davidson County, Tennessee. All matters appearing on the Plan of Phase Two, Waterford of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Waterford of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee. Title to that portion of the property lying between the high and low water marks of the Cumberland River. Easement for right-of-way of record in Book 2024, page 225, Register's Office for Davidson County, Tennessee. Easement for sewer of record in Book 1717, page 30, Register's Office for Davidson County, Tennessee. Such matters as are shown on the survey of Anderson-Delk & Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445. Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, page 462, said Register's Office. Charter of Waterford Community Association, Inc. of record in Book 8711, page 701, said Register's Office. By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 583, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 8715, page 590, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2136 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 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 our hands this 8th day of July 2011.

Robert L. Cone

Jeri L. Cone

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Cone and Jeri L. Cone, 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 at Franklin, Tennessee this 8th day of July, 2011.

Commission expires:

Notary Public

