Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120052638 DEEDWARR
Recvd: 07/17/12 13:39 2 pgs
Fees:13.00 Taxes:989.75
20120717-0062879

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M.L. HICKERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John York	Regions Bank dba Regions	17103-0B-100.00
(NAME)	(NAME)	
641 Old Hickory Boulevard, 122	PO Box 2153	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	B'ham AL 35287	
(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, **William L. Davis, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John York and Anne L. York, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 103, on the pan of Phase One, Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to William L. Davis, unmarried by Warranty Deed dated June 26, 2008, from Andrea Paula Baruchin, unmarried and filed for record on July 1, 2008, in Instrument No. 20080701-0067941, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 364; subject to all matters as set forth on the Boundary plat of record in Plat Book 7900, Page 509; subject to Restrictive Covenants of record in Book 7798, Page 843, Book 8920, Page 65, Book 10126, Page 435, and Amendments in Book 9500, Page 393, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10694, Page 541, Instrument No. 20000718-0070558, and Instrument No. 20050705-0076596; subject to By-Laws of record in Book 8920, Page 45 and Book 10126, Page 486, and Amendments in Book 9860, Page 840, Book 10275, Page 959 and Book 10694, Page 539; subject Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances as shown of record in Deed Book 7358, Page 643 ,Book 7993, Page 269 and Book 9607, Page 431; subject to Easement to State of Tennessee of record in Book 7851, Page 712; subject to Drainage Easement of record in Book 10012, Page 756; subject to Charter of the Homeowner's Association of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for Davidson County, Tennessee.

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 641 Old Hickory Boulevard, 122, Brentwood, TN 37027
(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/or 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/or 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 hand this 12th day of July, 2012.

William L. Davis

William L. Davis

State of Tennessee
County of Williamson

Personally appeared before me William L. Davis, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2012.

Notary Public Escrow Officer
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067