WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120063876 DEEDWARR
Recvd: 08/27/12 11:36 2 pgs
Fees:13.00 Taxes:462.50

20120827-0076876

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin J. Doherty	USAA FEDERAL SAVINGS BANK	109050D10300CO
(NAME)	(NAME)	
1524 Lincoya Bay Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78288	
(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, **Douglas Lawrence Meyer and Elizabeth Ann Meyer, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin J. Doherty, unmarried**, 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. 1524, as shown on the plan of The Cottages at Williams Bend, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of record in Instrument 200406280076712 and amended in Instruments 200410280129585 and 200509230114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Douglas Lawrence Meyer and Elizabeth Ann Meyer, husband and wife by Deed from 70 South Associates LLC, a Tennessee limited liability company, dated 03/24/2006 and filed for record on 03/27/2006 in Instrument 200603270034150, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200009180092189, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200406280076712, as amended of record in Instrument 200410280129585, said Register's Office.

Deed of Conveyance of record in Book 4861, Page 511, said Register's Office.

Sewer Easement of record in Book 5107, Page 823, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 5406, Page 470, said Register's Office.

Easement Agreement of record in Book 6185, Page 216, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7121, Page 169, said Register's Office.

Easement Agreement of record in Book 7498, Page 726, said Register's Office.

First Amendment to Easement Agreements of record in Instrument 200003310032369, said Register's Office.

Second Amendment to Easement Agreements of record in Instrument 200212040149457, said Register's Office.

Charter of record in Instrument 200603140028980, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200612290161140, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1524 Lincoya Bay Drive, Nashville, TN 37214
(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 our hands this 24th day of August, 2012.

Douglas Lawrence Meyer by Jerry Witherington, Attorney in Fact

Douglas Lawrence Meyer by Jerry Witherington atty in fact

Elizabeth Ann Meyer by Jerry Witherington, attorney in fact

Elizabeth Ann Meyer by Jerry Witherington atty in fact

State of Tennessee
County of Wilson

On this 24th day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Witherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Douglas Lawrence Meyer and Elizabeth Ann Meyer, and is authorized by them, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. * , Register's Office of Davidson County, Tennessee.

* 20120827-0076874 and 20120827-0076875

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122