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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12092032** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $831,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of November, 2012.<br><br>Notary Public<br>My Commission Expires: 1-9-16 |

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WARCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Joseph J. Waters, Jr. and Patricia F. Waters<br>822 Shadowstone Place<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>14614005500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence Clifton Tant and Donna L. Tant, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph J. Waters, Jr. and Patricia F. Waters, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, PLAN OF SHADOWSTONE, as shown on plat of record in Plat Book 6900, Page 387, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lawrence Clifton Tant and wife, Donna L. Tant by Warranty Deed from Stan Pope and wife, Gloria Pope, recorded on the 5th day of June, 1992 in Deed Book 8645, Page 138, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHADOWSTONE, as recorded in Plat Book 6900, Page(s) 387.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7310, Page 122.

Charter of Shadowstone Homeowners' Association, Inc. recorded in Book 7376, Page 544 as amended at Instrument No. 20021114-0141161.

Easement for Water Mains, recorded in Book 7893, Page 339.

BILL GARRETT, Davidson County
Trans:T20120088203 DEEDWARR
Recvd: 11/19/12 11:21 2 pgs
Fees:13.00 Taxes:3076.55
20121119-0106400

Easement for Sanitary Sewer, recorded in Book 7893, Page 411.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 8403, Page 531.

This is improved property located at 822 Shadowstone Place Nashville, TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of November, 2012.

Lawrence Clifton Tant

Donna L. Tant

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence Clifton Tant and Donna L. Tant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2012.

Notary Public
My Commission Expires:

