WARRANTY DEED

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

2672

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2013.

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Roy D. Hood Jr.	Gardner Financial Services, LTD.	109050D16400CO
(NAME)	(NAME)	
1815 Lincoya Bay Drive	1635 NE Loop 410, Ste. 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2772	San Antonio, TX 78209	
(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, **Courtney D. Grah and husband, Curtis Grah**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roy D. Hood Jr., an unmarried person**, 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. 1815, 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 Instrument 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 Courtney D. Perry, an unmarried woman by Deed from Brandon Driver and Allison Cherry Driver, husband and wife, dated 02/22/2007 and filed for record on 02/26/2007 in Instrument 20070226002301O, Register's Office for Davidson County, Tennessee.
The said Courtney D. Perry having since married and is now known as Courtney D. Grah.
Curtis Grah joins in the transaction to convey his marital interest in said property.

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, as amended of record in Instrument 200509230114373, 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.

BILL GARRETT, Davidson County
Trans:T20130024064 DEEDWARR
Recvd: 03/25/13 12:00 2 pgs
Fees:13.00 Taxes:397.75

20130325-0029136

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All matters 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 Sewer And/or Storm Drainage Easement of record in Book 7121, Page 169, said Register's Office.

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

1st Amendment to Easement Agreement of record in Instrument 200003310032369, said Register's Office.

2nd Amendment to Easement Agreement 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.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1815 Lincoya Bay Drive, Nashville, TN 37214-2772
(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 21st day of March, 2012.

Courtney D. Grah

Curtis Grah

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney D. Grah and husband, Curtis Grah, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~Return to:~~ ~~Stewart Title Company~~
~~13026 Lebanon Road, Ste. 100~~
~~Mt. Juliet, TN 37122~~

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