WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104250 DEEDWARR
Recvd: 12/13/13 11:13 2 pgs
Fees:13.00 Taxes:536.50

20131213-0126356

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TN

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy P. Waite	Same	042 16-0 115.00
(NAME)	(NAME)	
206 Donna Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Cynthia M. Thomas and husband, Larry D. Thomas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Timothy P. Waite and Valerie L. Waite, husband and wife, and Heather L. Waite, with rights of survivorship**, 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 Lot No. 9, on the plan of Blair Heights, Section IV, as shown on plat of record in Plan Book 2331, Page 60, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia M. Thomas and husband, Larry D. Thomas by Deed from Cynthia A. Mulligan nka Cynthia M. Thomas, dated JUne 3, 2013 and filed in INstrument Number 20130614-0060889, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth on the plat of record in Plat Book 2331, Page 60, Register's Office for said County; (2) Restrictive Covenants of record in Book 2447, Page 291, Register's Office for said County.

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 206 Donna Drive, Madison, TN 37115
(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 6th day of December, 2013.

Cynthia M. Thomas

Cynthia M. Thomas

Larry D. Thomas

Larry D. Thomas

State of Tennessee
County of Sumner

Personally appeared before me Cynthia M. Thomas and Larry D. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2013.

Brenda Huntsman

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066