BILL GARRETT, Davidson County
Trans:T20140067062 DEEDWARR
Recvd: 09/09/14 11:56 2 pgs
Fees:13.00 Taxes:554.96
20140909-0082473

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is ~~$149,900.00.~~ 149,990.00

Affiant

Subscribed and sworn to before me, this 5 day of September, 2014.

Notary Public
My commission expires: 5.20.17

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Waterman	New Owner	053-14-0-A026.00CO
1617 Comanche Run Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William J. Ferris, a single person,** hereinafter s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Stephen Michael Waterman and wife, Amanda Christine Waterman,** hereinafter called the Grantee, his successors and 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. 26 on the Final Plat of The Woods of Neely's Bend, Phase I, "Second Revision" as of record in Instrument No. 20000828-0084438, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Ferris, a single person, by Special Warranty Deed from The Bank of New York Trustee N.A. as successor to JPMorgan Chase Bank N.A., as Trustee, dated July 19, 2007, of record in Instrument No. 20070821-0100179, Davidson County Register of Deeds.

This is improved property known as 1617 Comanche Run Madison,Tennessee 37115.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 5th day of September, 2014.

William J. Ferris

William J. Ferris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. Ferris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 5th day of September, 2014.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY