WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062990 DEEDWARR
Recvd: 07/31/15 09:36 2 pgs
Fees:13.00 Taxes:629.00
20150731-0075567

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anjali Sood	First Community Mortgage, Inc.	109050D06700CO
(NAME)	(NAME)	
1610 Lincoya Bay Dr.	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ashley R. Meiggs Waters** and husband, Chris Waters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anjali Sood**, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described as follows, to-wit:

Being Unit No. 1610 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements of record in Instrument 200406280076712, and Supplementary Declarations in Instrument 200410280129585, and in Instrument 200509230114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of the Cottages at Williams Bend Townhouses of placement of Units, as shown on Exhibit "C" to the Supplementary Declaration of Covenants of record in Instrument 200509230114373, for a more complete description of said units.

Being the same property conveyed to Ashley R. Meiggs, unmarried by Warranty Deed dated 02/26/2007 from Eulando D. Henton, unmarried of record in Instrument 200702280024958, Register's Office for Davidson County, Tennessee. The said Ashley R. Meiggs is now married and is known as Ashley R. Meiggs Waters.

The said Chris Waters, husband of the said Ashley R. Meiggs Waters, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1610 Lincoya Bay Dr., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 29 day of July, 2015.

Ashley R. Meiggs Waters

Ashley R. Meiggs Waters

Chris Waters

State of Tennessee

County of Davidson

On this 29th day of July, 2014 before me, a Notary public in and for said County and State, personally appeared **Ashley R. Meiggs Waters and Chris Waters**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019