Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1204

BILL GARRETT, Davidson County
Trans:T20150078332 DEEDWARR
Recvd: 09/15/15 12:15 2 pgs
Fees:13.00 Taxes:704.85
20150915-0093542

STATE OF TENNESSEE
COUNTY OF Williamson

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF September, 2015

Notary Public
Commission Expires: 3/24/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
William E. Waters IV 1138 Woodbury Falls Court Nashville, TN 37221	NEW OWNER	128-12-0C-024.00

WARRANTY DEED

FOR AND IN 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, I/WE,

William Ryan Nichols and Margaret M. Derrick,, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Waters, IV and Heidi E. Waters, husband and wife

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, being Unit No. 1138 on the plan of Woodbury Townhomes, Phase I, a Planned Unit Development as described in Exhibit "E" to the Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to William Ryan Nichols and Margaret M. Derrick, as tenants in common with right of survivorship, by Warranty Deed from Patricia A. Moskalyk and Mychajilo J. Moskalyk and wife, Norma J. Moskalyk, dated 9/16/13 and recorded 9/18/13 in Instrument Number 20130918-0098489; and the same property previously conveyed to Patricia A. Moskalyk, an unmarried woman, and Mychajilo (incorrectly typed as Mychajlo) J. Moskalyk and Norma J. Moskalyk, husband and wife, by Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated 11/11/10 and recorded 11/15/10 in Instrument Number 20101115-0091123, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1138 Woodbury Falls Court, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11 day of September, 2015.

William Ryan Nichols

Margaret M. Derrick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Ryan Nichols and Margaret M. Derrick** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

11 Witness my hand and official seal at Nashville, Tennessee this 11 day of September, 2015.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04.18.2016

(Notary Seal)