WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064135 DEEDWARR
Recvd: 07/26/16 11:16 2 pgs
Fees:13.00 Taxes:457.88
20160726-0076765

R-VRES-16-5170-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric F. M. Winter and Karen R. Winter	**New Owner**	
(NAME)	(NAME)	**163-05-0B-206.00-CO**
139 Whites Road		
(ADDRESS)	(ADDRESS)	
Derry, PA 15627		
(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 consideration, the receipt of which is hereby acknowledged, **WALTER WAKWE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC F. M. WINTER AND KAREN R. WINTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 191, on the Plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Walter Wakwe, an unmarried person by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20060419-0044717 Register's Office for Davidson County, Tennessee, dated April 12, 2006 and recorded on April 19, 2006.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10719, Page (s) 425 and 461, Book 11167, Page 757 supplemented in Instrument No. 20031117-0167241, Instrument No. 20050131-0011265 amended in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowners Association, Inc., Annexing Phase VI (Mill Park Commons) and Additional Property to be Developed in the Future for Mill Park Townhomes of record in Instrument Number 20051128-0143120, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Bellsouth Telecommunications, Inc. of record in Book 11378, Page 99, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights of record in Instrument Number 20051128-0143119, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association Rules and Regulations of record in Instrument Number 20140902-0079467, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners' Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Quit Claim to Home Owners' Association for Common Area of record in Book 11221, Page 249 and in Instrument No. 20130723-0076095, in the Register's Office for Davidson County, Tennessee.
- Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for Davidson

County, Tennessee.
- HOA Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway, #127, Antioch, Tennessee 37013**.

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 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 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/our hand(s) this the 22nd DAY OF JULY, 2016.

Walter Wakwe by John Gleaves as Attorney in Fact

Candy Wakwe by John Gleaves as Attorney in Fact

Candy Wakwe, spouse of Walter Wakwe, hereby joins in this conveyance and does transfer and convey any and all marital interest Candy Wakwe may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WALTER WAKWE and CANDY WAKWE, and who acknowledged he/she/they executed the same as the free act and deed of the said WALTER WAKWE and CANDY WAKWE.

Witness my hand and official seal, this the 22nd of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212