|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$178,000.00
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th day of August, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10/30/16
| (AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33041

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Robert Bryant 2273 Riverway Drive Old Hickory, TN 37138	New Owner	053-06-0-B-151.00 CO

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, we,

Laura J. Wensell and Max Wensell, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Fred Robert Bryant, a unmarried man

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:

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. 217, on the Plan of Phase 4B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura J. Wensell, married, by Quitclaim Deed from Laura J. Ashlock nka Laura J. Wensell, married, dated January 11, 2013 of record in Instrument Number 20130118-0006023, Register's Office for Davidson County, TN. Max Wensell joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 7900, Page 770, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8694, Page 216, Restated in Book 8699, Page 462 and Annexation of Phase 4B in Book 9432, Page 988, Register's Office for Davidson County, Tennessee
4) Property is subject to the By-Laws of record in Book 8715, Page 583, amended in Instrument Number 20090309-0020515, said Register's Office.
5) Property is subject to an Easement for ROW of record in Book 2024, Page 225, said Register's Office.
6) Property is subject to an Easement for Sewage Treatment Area of record in Book 1717, Page 30, said Register' s Office.
7) Property is subject to a Conveyance for Open Space of record in Book 9752, Page 82, said Register's Office.
8) Property is subject to a conveyance for Common Areas of record in Book 9393, Page 831, Book 9393, Page 833, and Book 8715, Page 590, said Register's Office.
9) Property is subject to the Charter for the Waterford Community Association, Inc. of record in Book 8711, Page 701, said Register's Office.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2273 Riverway Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20160072604 DEEDWARR
Recvd: 08/19/16 12:19 2 pgs
Fees:13.00 Taxes:658.60
20160819-0086938

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 hand(s) this 15th day of August, 2016.

Laura J. Wensell

Max Wensell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura J. Wensell and Max Wensell, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 15th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 9-1-17

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076