	State of Tennessee County of ~~Sumner~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2016. Notary Public MY COMMISSION EXPIRES: 10-07-19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Haley G. Tosh	New Owner	053-14-0-A/026.00
(NAME) 1617 COMANCHE RUN	(NAME)	
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160107027 DEEDWARR
Recvd: 12/06/16 09:51 2 pgs
Fees:13.00 Taxes:702.63


20161206-0127771

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 ACKNOWLEGED, WE, STEPHEN MICHAEL WATERMAN AND WIFE AMANDA CHRISTINE WATERMAN , HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HALEY G. TOSH, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, 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 STEPHEN MICHAEL WATERMAN AND WIFE, AMANDA CHRISTINE WATERMAN, BY WARRANTY DEED FROM WILLIAM J. FERRIS, A SINGLE PERSON, RECORDED ON SEPTEMBER 9, 2014, IN INSTRUMENT NO. 20140909-0082473, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1617 COMANCHE RUN, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 30th day of Nov., 2016.

STEPHEN MICHAEL WATERMAN

AMANDA CHRISTINE WATERMAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Stephen Michael Waterman and Amanda Christine Waterman, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of Nov., 2016.

NOTARY PUBLIC
My commission expires: 5-20-20

