PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/19/17 15:16 3 pgs
Fees:18.00 Taxes:695.60
20170119-0006203

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of January, 2017 by and between Jerry D. Lee, III and wife, Meghan E. Lee, hereinafter referred to as GRANTOR, and Scott E. DeWaters and Catrina C. Rose DeWaters husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry D. Lee, III and wife Meghan E. Lee by Deed from Jessica L. Hickman, n/k/a Jessica L. Economy and husband, James Economy, dated November 3, 2011, recorded November 7, 2011, of record in Instrument 20111107-0086766, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 5608 Royal Ct, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jerry D. Lee, III

Meghan E. Lee

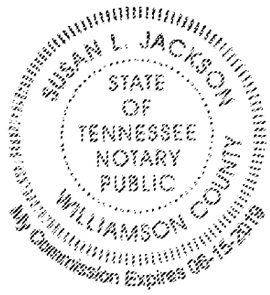
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jerry D. Lee, III and wife, Meghan E. Lee, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 13th day of January, 2017.

Notary Public

My Commission Expires:



Name and Address of Property Owner:
Scott E. DeWaters and Catrina C. Rose DeWaters
5608 Royal Ct,
Hermitage, TN 37076

Send Tax Statements to:

New Owner

Map & Parcel 087050A11600CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $188,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of January, 2017.

Notary Public

My Commission Expires: 11/5/19



RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-681

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

