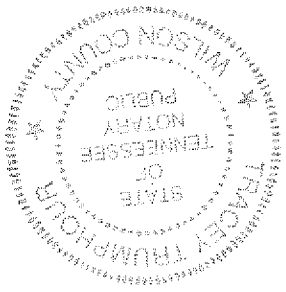
Davidson County DEEDWARR
Recvd: 02/13/17 15:34 3 pgs
Fees:18.00 Taxes:758.50
20170213-0015074

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Davis Long	Bank of America, NA	
(NAME)	(NAME)	
2003 Waterford Drive	PO Box 961206	053060B12100-C
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Fort Worth, TX 76161-0291	
(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 considerations, the receipt of which is hereby acknowledged, we, **Kandy Jones Newman, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Davis Long, an unmarried man, Christopher Wayne Long , married**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 28 on the Plan of Waterford Subdivision, Phase 5A, Planned Unit Development, as of record in Plat Book 7900, Page 837, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Kandy Jones, a single woman by Warranty Deed dated 05/03/2007 from James T. Underwood and Bobbie J. Underwood of record in Instrument 200705070054883, Register's Office for Davidson County, Tennessee.

The said Kandy Jones having since married and is now known as Kandy Jones Newman. The said Kandy Jones and Kandy Jones Newman are one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per plat at Book 6900, Page 540, Book 6900, Page 569, Book 6050, Page 497, Book 7900, Page 837, said Register's Office. Restrictions of record in Book 7463, Page 294, said Register's Office. Restrictions of record in Book 8694, Page 216, said Register's Office. Restrictions of record in Book 8699, Page 462, said Register's Office. Restrictions of record in Book 9530, Page 182, said Register's Office. Restrictions of record in Book 9530, Page 185, said Register's Office. By-Laws of record in Book 8715, Page 583, said Register's Office. Easement of record in Book 1717, Page 30, said Register's Office. Easement of record in Book 2024, Page 225, said Register's Office. Charter of record in Book 8711, Page 701, said Register's Office. Conveyance of Waterford Community Association, Inc., of record in Book 8715, Page 590, said Register's Office. Conveyance of Waterford Community Association, Inc., of record in Book 9393, Page 831, said Register's Office. Conveyance

of Waterford Community Association, Inc., of record in Book 9393, Page 833, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2003 Waterford Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 10th day of February, 2017.

Kandy Jones Newman

Kandy Jones Newman

State of Tennessee
County of Wilson

Personally appeared before me Kandy Jones Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2017.

Tracey Trumpkins

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

