Davidson County DEEDWARR Recvd: 03/14/17 14:03 3 pgs Fees:18.00 Taxes:1110.00 **20170314-0025020**	|STATE OF TENNESSEE |COUNTY OF Davidson |THE ACTUAL CONSIDERATION OR VALUE, |WHICHEVER IS GREATER, FOR THIS TRANSFER IS |$300,000.00 |_____ |Affiant |SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE |12th day of March, 2017. |_____ |NOTARY PUBLIC: |MY COMMISSION EXPIRES: | (AFFIX SEAL)

Warranty Deed

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
John W. Valentine Karen E. Valentine 5120 Bay Overlook Drive Hermitage, TN 37076	Wells Fargo Bank, N.A. 8505 IBM DR. Floor L1 Charlotte, NC 28262-4302	097-16-0-A-102.00 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,

Christa Waymire and Richard Lee Waymire, wife and husband

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

John W. Valentine and Karen E. Valentine, husband and wife

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:

Being Lot No. 33, on the Plan of The Peninsula, Phase Three, Section One, of record in Plat Book 9700, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christa Waymire, married by Deed from Charles Keene Bunch and wife, Beth Watrous Bunch dated June 17, 2010 of record in Instrument Number 20100712-0054623, Register's Office for Davidson County, Tennessee. Richard Lee Waymire 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) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 9700, Page 724, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 9564, Page 693, amended in Book 9754, Page 35, Book 9977, Page 359, Book 11258, Page 85, and Book 10333, Page 219, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-Laws of record in Book 10973, Page 39, amended in Book 11181, Page 371, Instrument Number 20000822-0083193 and Instrument Number 20030313-0033780, said Register's Office.
5) Property is subject to an Easement for Public Utilities to the Metropolitan Government of record in Instrument Number 20010328-0029697, said Register's Office.
6) Property is subject to an Easement for Sewer/Storm Drainage to the Metropolitan Government of record in Instrument Number 20010418-0038172, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5120 Bay Overlook Drive, Hermitage, TN 37076**
(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 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 10 day of March, 2017.

Christa Waymire

Richard Lee Waymire

STATE OF Florida
COUNTY OF Palm beach.

Personally appeared before me, Christa Waymire and Richard Lee Waymire, 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 10 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 3-20-20

ANA F. MOLINA
Notary Public, State of Florida
Commission# FF 972922
My comm. expires Mar. 20, 2020

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

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)

