WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/17 10:59 3 pgs
Fees:18.00 Taxes:684.50
20170328-0030058

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22nd DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3148B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David A. Yarbrough		053-06-0A-087.00-CO
405 River Creek Ct.		
Old Hickory, TN 37138		

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,

JASON M. LEWIS AND JUSTINE MCCAWLEY LEWIS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID A. YARBROUGH, UNMARRIED, AND BECKY MCLAUGHLIN, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 87 on the Plan of Waterford, Phase 2 of record in Plat Book 7900, Page 412, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason M. Lewis and Justine McCawley Lewis, husband and wife by Quitclaim deed from Jason M. Lewis and Mary Justine McCawley nka Justine McCawley Lewis of record in Instrument No. 20120828-0077716 Register's Office for Davidson County, Tennessee, dated August 23, 2012 and recorded on August 28, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 412 and 413, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294, Book 8694, page 216; Book 8699, page 462; Book 9081, page 63; Book 9309, page 847; Book 9432, page 988 and Book 9530, page 185, Register's Office for Davidson County, Tennessee.

By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 583 and amended in Instrument No. 20090309-0020515.

Charter of Waterford Community Association, Inc. of record in Book 8711, page 701.

QuitClaim Deed for common areas to Waterford Community Association, Inc. of record in Book 8715, page 590.

H.O.A. as shown of record in Book 9393, Page 831, in the Register's Office for Davidson County, Tennessee.

Easement as shown of record in Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.

Sewer Easement as shown of record in Book 1717, Page 30, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Instrument Number 20111109-0087626, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 405 River Creek Ct., Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 22nd day of March, 2017.

Jason M. Lewis

Justine McCawley Lewis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JASON M. LEWIS AND JUSTINE MCCAWLEY LEWIS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of March, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3148B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

