Davidson County DEEDWARR
Recvd: 04/04/17 11:28 5 pgs
Fees:28.00 Taxes:3570.50
20170404-0032835

#33484

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33484-01-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Mary Silva Doctor Affiant Subscribed and sworn to before me this 31st day of March, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Roberts V. Weaver, Jr., Julie B. Weaver 322 Whitworth Way Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Identification:** Map and Parcel No.: 104 14 0 H 027 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis L. Watkins and wife, Mary Silva Doctor**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Roberts V. Weaver, Jr. and Julie B. Weaver, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at **322 Whitworth Way, Nashville, TN 37205.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2017.

Curtis L. Watkins by Mary Silva Doctor

Curtis L. Watkins, by Mary Silva Doctor, his Attorney-in fact

Mary Silva Doctor

Mary Silva Doctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Silva Doctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Curtis L. Watkins, and she is authorized by Curtis L. Watkins to execute this instrument on his behalf.

Witness my hand and seal, at Office, this 31st day of March, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Silva Doctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of March, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Whitworth, Phase III, Section 1, as of record in Plat Book 7900, pages 866 thru 868, amended in Book 9582, page 345, and Book 10270, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Silva Doctor, Trustee of the Mary Silva Doctor M & A Living Trust, by Deed dated December 1, 2006 from R. Dan Webb and wife, Lawana Dawn Webb, of record in Instrument No. 20061208-0152134, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 6, 2015, of record in Instrument No. 20150312--0021353, Register's Office for Davidson County, Tennessee, Mary Silva Doctor, Trustee of The Mary Silva Doctor M & A Living Trust, conveyed subject property to Curtis Watkins and wife, Mary Silva Doctor as tenants by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 104 14 0 H 027 00CO.
2. State and County taxes for the year 2016, in the amount of $8,324.11, PAID. Map and Parcel No. 104 14 0 H 027 00CO.
3. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, annexed in Book 10503, page 139, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or

national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

6. Amended By-Laws of record in Instrument No. 20030812-0097386, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, pages 866 thru 868, amended in Book 9582, page 834, and Book 10270, page 34, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, pages 838 thru 841, Register's Office for Davidson County, Tennessee.
10. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
11. Easement for Storm Water Maintenance System of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.
12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.
14. Designation Agreement of Declarant recorded in Book 9738, page 770, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

