THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411578** BILL GARRETT, Davidson County Trans:T20170050206 DEEDWARR Recvd: 06/13/17 08:58 2 pgs Fees:13.00 Taxes:3681.50 20170613-0058979	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$995,000.00 Affiant Subscribed and sworn to before me, this 1st day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald R Corey Jr and Nicole L Corey 925 Waterswood Dr Nashville TN 37220-1117	New Owner	Tax Parcel ID No. 13213001000

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, **Kella Stephenson Farris, Trustee The 925 Waterswood Drive Trust dated June 22, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald R Corey Jr and Nicole L Corey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, as amended in Book 3871, Page 345, 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 Kella Stephenson Farris, Trustee of the 925 Waterswood Drive Trust by Warranty Deed from Ray S. Hayles, III and wife, Kara M. Hayles, recorded on the 4th day of August, 2016 in Instrument No. 20160804-0080734, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATERSWOOD ACRES, as recorded in Plat Book 3300, Page(s) 92, amended in Book 3871, Page 345.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer/Storm Drainage, recorded in Book 6218, Page 187, Book 6218, Page 190 and Book 6608, Page 281.

This is improved property located at 925 Waterswood Dr Nashville TN 37220-1117

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of June, 2017.

The 925 Waterswood Drive Trust

By: Kella S. Farris, trustee
Kella Stephenson Farris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kella Stephenson Farris with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The 925 Waterswood Drive Trust dated June 22nd 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018