Davidson County DEEDWARR
Recvd: 08/21/17 08:55 3 pgs
Fees:18.00 Taxes:1184.00
20170821-0085404

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August 2017.

Notary Public
My commission expires: DEC 27 2017

J. ANDREW MILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Alfred C. Anthony 1473 Bridgecross Pkwy Hermitage TN 37076	Veterans United Home Loans 3212 Lemone Industrial Blvd Ste A Columbia TN 38201	098060A12500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian L. Morelli and wife, Lynn M. Myrick hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alfred C. Anthony and Beauty Anthony, husband and wife, 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:

Being Lot No. 117, on the Plan of Phase One, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949 as corrected in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Brian L. Morelli and wife, Lynn M. Myrick from The Jones Company of Tennessee, LLC of record in Instrument No. 20061102-0136244 Register's Office for Davidson County, Tennessee and dated October 30, 2006.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Bridgewater, Phase One, Section B of record in Instrument No. 20060425-0046949, and in Instrument No. 20060608-0067982 3) T.V.A. Easement of record in Book 1291 Page 99 4) Open

Space Maintenance Agreement of record in Instrument No. 20051024-0128043 6) Stormwater Detention Agreement of record in Instrument No. 200502220019150 8) Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20030827-0124253 7)Charter for of Bridgewater Master Association record Instrument No. 200602230021110 8) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in for Bridgewater of record in Instrument No. 20051024- 0128043 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1473 Bridgecross Pkwy, Hermitage, Tennessee 37076

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 15th day of August, 2017.

Brian L. Morelli by his Atty in fact
Brian L. Morelli, by Paul Ross, His Attorney-in-fact

Lynn M. Myrick by her Atty in fact
Lynn M. Myrick, by Paul Ross, Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2017, before me personally appeared Paul Ross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian L. Morelli and Lynn M. Myrick acknowledged that such person executed the same as the free act and deed of Brian L. Morelli and Lynn M. Myrick.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10130

True Copy Certification

I, KEMBERLY POWELL, 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 Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 20 2020
Notary's Seal (if on paper)