WARRANTY DEED

Bill Garrett Davidson County
Batch# 2531 **DEEDWARR**
09/20/2017 09:53:26 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20170920-0096258

M-RA-17-661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce E. Davis	new owner	
(NAME)	(NAME)	**183-05-0A-103.00**
661 Waywood Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LYNN C. CONFER, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOYCE E. DAVIS, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that 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. 136 on the Plan of Revision One, Phase Two, Section Four, October Woods, RIO Residential P.U.D. of record in Plat Book 7900, Page 909, revised in Plat Book 9700, Pages 358 and 359, and in Plat Book 9700, Pages 437 and 438, 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 Lynn Confer, a single woman by Quitclaim deed from Loi Lam, a single man of record in Instrument No. 20160421-0038994 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 21, 2016.

This conveyance is subject to:

- Taxes for the year 2017 a lien not yet due and payable.
- All matters shown on the P.U.D. Boundary of record in Plat Book 7900 Page 909, in the aforesaid Register's Office, Davidson County, Tennessee
- All matters shown on the Plan of record in Plat Book 9700, Page (s) 437 and 438 and Plat Book 9700, page(s) 358 and 359, 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 9840, Page 276, Book 10181 Page 986, Book 10548 Page 501, Book 10548 Page 503, Book 11477 Page 748 and at Instrument No. 19991206-0300152, 20001003-0097964, 20020917-0113276, 20040121-0008040 and 20041119-0139281, Register's Office for Davidson County, Tennessee.
- By-Laws of October Woods HOA of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8443, Page 75 , Book 8443 Page 79 and 10766 Page 666, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 9771, Page 560 and Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.
- Deed Restrictions of record in Book 5047, Page 656 and Book 5047 Page 661, in the Register's Office for Davidson County, Tennessee.
- Dedication of Perpetual Easement for Entrance Wall and Landscaping of record in Instrument Number 20050726-0087157, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to October Woods HOA of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **661 Waywood Circle, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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 the 15th DAY OF SEPTEMBER, 2017.

Lynn C. Confer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN C. CONFER, the within named bargainor, 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.

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212