WARRANTY DEED

Bill Garrett Davidson County
Batch# 3391 DEEDWARR
09/21/2017 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20170921-0097137

W-RR-17-1692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
John Oliver, Jr.	Gardner Financial Services LTD dba Legacy Mutual Mortgage	
(NAME) **1692 Comanche Run**	(NAME) 3503 Paesanos Pkwy	**053-14-0B-001.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) San Antonio, TX 78231	
(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, **ANTHONY JOHN DERISE-JEWELL AND AMANDA JEWEL DERISE-JEWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN OLIVER, JR., UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their 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. 43 on the Plan of 1st Revision, Final Plat of The Woods of Neeley's Bend, Phase 3 of record in Plat at Instrument No. 20080606-0058247, 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 Anthony John Derise-Jewell and Amanda Jewel Derise-Jewell, husband and wife by Warranty Deed from NVR, Inc,. a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20080618-0062781 Register's Office for Davidson County, Tennessee, dated June 13, 2008 and recorded on June 18, 2008.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20080606-0058247, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of Nawaka Trail and Pawnee Trail of record in Plat Book 843, Page 37 and Plat Book 974, Page 26, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, By-Laws, Charter, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Woods at Neely's Bend of record in Book 11527, Page 304 as amended in Instrument No. 20050318-0029990, Register's Office for Davidson County, Tennessee.
- Charter of Woods at Neelys Bend Homeowners Association, Inc. of record in Book 11527, Page 331, Register's Office for Davidson County, Tennessee.
- By-Laws of Woods at Neely's Bend Homeowners Association of record in Book 11527, Page 336, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467 and Book 11213, Page 470, all in the Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20030313-0033942 and Instrument No. 20060727-0090952, Register's Office for Davidson County, Tennessee.
- Easement granted to Charles U. Coggin & Sons, Inc., to B. B. Kennedy et al., of record in Book 894, page 320, Register's Office of Davidson County, Tennessee.
- Easement granted to Charles U. Coggin & Sons, Inc., to La Societe de 40 & 8 Voiture, Local No. 702 of record in Book 972, page 465, Register's Office of Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument No. 20110916-0072158, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080618-0062781 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: **1692 Comanche Run, Madison, Tennessee 37115**.

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/our hand(s) this the 20th DAY OF SEPTEMBER, 2017.

Anthony John Derise-Jewell by Laura Mitchell, Attorney-in-fact
Anthony John Derise-Jewell by Laura Mitchell, Attorney in Fact

Amanda Jewel Derise-Jewell by Laura Mitchell, Attorney-in-fact
Amanda Jewel Derise-Jewell by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTHONY JOHN DERISE-JEWELL AND AMANDA JEWEL DERISE-JEWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY JOHN DERISE-JEWELL AND AMANDA JEWEL DERISE-JEWELL.

Witness my hand and official seal, this the 20th of September, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 6-18-2018

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

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

