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Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

Bill Garrett Davidson County
Batch# 6955 DEEDWARR
10/03/2017 09:27:32 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20171003-0101034

#1492

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Walter Thomas and wife, Dottie Thomas	FirstBank	Map 074-08-00-
7019 Bonnamere Drive	318 Seaboard LN Ste 205	Parcel 05.00
Hermitage, TN 37076	Franklin, TN 37067	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ryan McCaleb Waters, married,** (The "Grantor") hase bargained and sold, and by these presents does transfer and convey unto **Walter Thomas and Dottie Thomas, husband and wife,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 826, on the Plan of Section Seven, Hermitage Hills Subdivision, of record in Book 3300, pages 62 and 63, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ryan McCaleb Waters by cash deed dated January 27th, 2012 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120131-0008589, said Register's Office.

Hannah Waters, joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property, if any.

This instrument is prepared for Hannah Waters by Ryan Waters, her Attorney-in-fact of record in Instrument No. 20171003-0101033 **, said Register's Office.**

This conveyance is subject to the following:

1. 2017 Taxes, a lien not yet due and payable and assumed by Grantees.
2. Restrictions of record on Book 3399, page 446, Book 3404, page 165, and in Book 3576, page 273, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 3300, page 62, said Register's Office.

This is improved property commonly known as **7019 Bonnamere Drive, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this
25 day of September, 2017.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of September, 2017.

Ryan McCaleb Waters

Hannah Waters by

Hannah Waters by Ryan Waters Atty -IN-FACT

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan McCaleb Waters, Individually and as Attorney-In-Fact for Hannah Waters**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 25th of July, 2017.

Notary Public
My Commission Expires: 11/21/2018