WARRANTY DEED

Bill Garrett Davidson County
Batch# 23468 DEEDWARR
11/08/2017 10:21:59 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20171108-0114908

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Heather J. Waldrup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.20.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Heather J. Waldrup	First Community Mortgage, Inc.	052 13 0B 036.00
(NAME)	(NAME)	
2313 Benay Rd.	262 Robert Rose Dr., STE101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Seven Thousand And No/100 Dollars ($167,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra M. Delcourt, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather J. Waldrup, single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 51 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIA, of record in Book 6900, page 818, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, page 289, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Sandra M. Delcourt, a single person by Deed from Eva R. Junker, a single person dated February 27, 2015 and recorded March 4, 2015 as Instrument No. 20150304-0018934, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2313 Benay Rd., Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this 3rd day of November, 2017

Sandra M Delcourt
Sandra M. Delcourt

STATE OF ~~TENNESSEE~~ NEW HAMPSHIRE

COUNTY OF ~~WILLIAMSON~~ CARROLL

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Sandra M. Delcourt**, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2017.

Janet K. Forrest
Notary Public

My Commission Expires:

(SEAL)

JANET K. FORREST
Notary Public, New Hampshire
My Commission Expires June 4, 2019

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