WARRANTY DEED

Bill Garrett Davidson County
Batch# 27300 DEEDWARR
11/17/2017 10:25:22 AM 2 pgs
Fees: $13.00 Taxes: $839.90

20171117-0118201

Y-FPR-17-2329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Justin A. Miller and Aubrey Miller	**New Owner**	
(NAME)	(NAME)	
2329 Riverway Drive		**053-06-0B-078-00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **BILLY W. BROWN, JR. AND WIFE, AMBER R. BROWN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN A. MILLER AND AUBREY MILLER, HUSBAND AND WIFE,** 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. 45 on the Plan of Waterford, Phase 5B, of record in Plat Book 7900, Pages 838 and 839, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy W. Brown, Jr. and wife, Amber R. Brown, by Warranty Deed from Brett A. Ivey and wife, Melissa Ann Ivey, recorded October 13, 2005 in Instrument No. 20051013-0123458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATERFORD, PHASE 5B, as recorded in Plat Book 7900, Page(s) 838-839, Boundary Plat recorded in Plat Book 6900, Page 540 and Plat for Open Space/Amenities Area recorded in Plat Book 7900, Page 985, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7463, Page 295, Book 8694, Page 216, Book 8699, Page 462, Book 9432, Page 988, Book 9530, Page 185 and Book 9530, Page 189 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Book 8715, Page 583 and Instrument No. 20090309-0020515.
- Charter of Homeowners Association recorded in Book 8711, Page 701.
- Conveyance of Open Space to Homeowner's Association of record in Book 9752, Page 82, Register's Office for Davidson County, Tennessee.
- Easement for Right of way, recorded in Book 2024, Page 225.
- Easement for Sewer, recorded in Book 1717, Page 30.
- Title to that portion of the property lying between the high and low water marks of the Cumberland River.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2329 Riverway Drive, Old Hickory, Tennessee 37138**.

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 13th DAY OF NOVEMBER, 2017.

Billy W. Brown, Jr.

Amber R. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY W. BROWN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBER R. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

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