Bill Garrett Davidson County
Batch# 51339 DEEDWARR
01/25/2018 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,322.75
20180125-0007812



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,500.00

Affiant

Subscribed and sworn to before me, this 22 day of January, 2018.

Notary Public

My commission expires: 3/8/2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Newton **Hunter Newton**	Synovus Mortgage Corp	**126160A29100CO**
604 Waterway Court	800 Shades Green Pkwy	
Nashville, TN 37221	Birmingham, AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brent Dongas and wife, Maria Dongas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley N. Newton and Hunter G. Newton, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 348 on the Final Plat Plan of Riverwalk Subdivision, Phase 2A, Section 2, of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brent Dongas and wife, Maria Dongas, by Warranty Deed from The Craig Company, a Tennessee Corporation, dated September 23, 2005, of record in Instrument No. 20050928-0116742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20031014-0151984, Instrument No. 20041020-0126317, Plat Book 1, page 25, Plat Book 1, page 121, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 751, page 375, Book 787, page 7, Book 4205, page 194, Book 4226, page 715, Book 4257, page 647, Book 7526, page 315, 318, and 324, Instrument No. 20010706-0072536, Instrument No. 20040812-0097619, said Register's Office.

Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, and Instrument No. 20040506-0051985, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240, said Register's Office.

Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 604 Waterway Court, Nashville, TN 37221.

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, have a good right to convey it and the same in 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.

_____ Date: 01-22-2018
Brent Dongas

_____ Date: 1/22/2018
Maria Dongas

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brent Dongas and Maria Dongas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 2/6/19
Notary's Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY