THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415773

Bill Garrett Davidson County
Batch# 88181 **DEEDWARR**
05/04/2018 10:22:49 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20180504-0042677

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $194,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2018.

Notary Public
My Commission Expires: 01/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander R. Fontana and Alexandra Bowers 1757 Merritt Street Old Hickory TN 37138	New Owner	Tax Parcel ID No. 053-06-0A-106.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jules C. McAnallen, and unmarried person and Medina McAnallen, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander R. Fontana , unmarried Alexandra Bowers, unmarried, tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Phase One, Waterford of record in Plat Book 6900, Page 569, 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 Jules C. McAnallen, an unmarried person and Medina McAnallen, a married person by Warranty Deed from David A. Delius and Nancy J. Delius, husband and wife of record in Instrument No. 20170619-0061036 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017.

Medina McAnallen, Grantor, warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294, Book 8694, Page 216, as restated in Book 8699, Page 462, Book 8961, Page 534, Book 9081, Page 63, Book 9112, Page 962, Book 9309, Page 847, Book 9432, Page 988 and Book 9530, Page 185, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-UEE-18-1757

By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.

Easement(s) for right-of-way of record in Book 1717, Page 30 and Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Homeowner's Association of record in Book 8715, Page 590, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1757 Merritt Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2018.

Jules C. McAnallen

Medina McAnallen by Jules McAnallen, 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, aforesaid, Jules C. McAnallen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jules McAnallen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Medina McAnallen and that he is authorized by Medina McAnallen to execute this instrument on their behalf.

WITNESS my hand, at office, this 2nd day of May, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020