THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180415746

Bill Garrett Davidson County
Batch# 91449 **DEEDWARR**
05/14/2018 11:08:06 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20180514-0045819

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is: $236,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2018.

Notary Public
My Commission Expires: 2/22/20

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Thompson	FirstBank	Tax Parcel ID No.
1821 Merritt Street	318 Seaboard Lane, Ste 205	053-06-0B-056.00-CO
Old Hickory TN 37138	Franklin, TN 37067	

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, **Courtney B. Grimes and Shawn A. Grimes, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Justin Thompson , an unmarried man,** ("Grantee"), his 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. 156 on the Plan of Phase 4A, Waterford of record in Plat Book 7900, Page 596, and annexation of Land in Book 9081, page 63, 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 Courtney B. Grimes and Shawn A. Grimes, husband and wife by Quitclaim deed from Courtney K. Bourgoin, a married woman of record in Instrument No. 20130415-0037180 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 15, 2013.

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 7900, Page 596 and Book 6900, Page 540, 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 8699, page 462; Book 8694, page 216; Book 9081, page 63; 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.

By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 583, Register's Office for Davidson County, Tennessee.
Charter of Waterford Community Association Inc. of record in Book 8711, page 701, Register's Office for Davidson County, Tennessee.
QuitClaim Deed for common areas to Waterford Community Association Inc. of record in Book 9393, page 831, Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 2024, page 225 and Book 1717, page 30, 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 1821 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, Grantors have executed this instrument on this 10th day of May, 2018.

Courtney B. Grimes

Shawn A. Grimes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney B. Grimes and Shawn A. Grimes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022