WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett
Batch# 92986
05/16/2018 10:04:40 AM
Fees: $13.00 Taxes: $858.40

Davidson County
DEEDWARR
2 pgs

20180516-0046621

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
O'Bryant D. Cannon	New Owner	053060A01400CO
(NAME)	(NAME)	
1943 Waterford Drive		
(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 considerations, the receipt of which is hereby acknowledged, I, **Jennifer Beth Tinker, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **O'Bryant D. Cannon**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: single

Land located in Davidson County, Tennessee, being all of Lot 14 on the Plan of Phase 3, Waterford of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Beth Tinker, a married person by Warranty Deed from Jeffrey A. Tinker and Jennifer Beth Tinker, husband and wife, dated 06/01/2015, recorded 06/02/2015 of record in Instrument No. 20150602-0050992, in the Register's Office for Davidson County, Tennessee. Said property being the same previously conveyed to Jeffrey A. Tinker, unmarried by Warranty Deed from Peter E. Miller, Jr., and wife, Donna F. Miller, dated 08/15/2006, recorded 08/17/2006 of record in Instrument No. 20060817-0101528, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 7900, Page 707; Covenants, conditions, easements and restrictions of record in Book 7463, Page 294, Book 8694, Page 216, Restated Declaration of Covenants, Conditions and Restrictions of record in Book 8699, Page 462, Declaration of Annexation of record in Book 9309, Page 847, First Amendment of record in Book 9530, Page 185; Easement of record in Book 1717, Page 30, Book 2024, Page 225; Easement Contained in Quitclaim Deed of record in Book 8715, Page 590, Book 9393, Page 831, Book 9393, Page 833; By-Laws of Waterford Community Association, Inc., of record in Book 8715, Page 583, Amendment to By-Laws of record in Instrument No. 20090309-0020515; Boundary Map of record in Book 6900, Page 540; Charter of Incorporation of Waterford Community Association, Inc., of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1943 Waterford Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 hand this 7th day of May, 2018.

Jennifer Beth Tinker

Jennifer Beth Tinker

State of Tennessee
County of Wilson

Personally appeared before me Jennifer Beth Tinker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of May, 2018.

Notary Public

My Commission Expires: 2/22/2020

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

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-ER-18-1943-T