Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 105243 DEEDWARR
06/15/2018 12:13:56 PM 2 pgs
Fees: $13.00 Taxes: $710.40
20180615-0057774

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Marie Johnson 1819 Lincoya Bay Drive Nashville, TN 37214	Ameris Bank and/or Secretary of Housing and Urban Development, Their respective successors and/or assigns, as their interest may appear 1800 Parkway Place, Suite 820 Marietta, GA 30067	109-05-0D-162.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Tiffany Nicole Hall Putman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Marie Johnson

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1819 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a planned unit development located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and condition and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said declaration, the plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Tiffany Nicole Hall, unmarried by Warranty deed from David G. Snyder, unmarried of record in Instrument No. 20061013-0127452 Register's Office for Davidson County, Tennessee, dated October 06, 2006 and recorded on October 13, 2006. (Value of consideration shown in aforementioned deed $122,000.0.)

Being the same property conveyed to Tiffany Nicole Hall Putman, formerly known as Tiffany Nicole Hall by Quitclaim deed from Andrew Ryan Putman of record in Instrument No. 20170721-0073888 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 21, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1819 Lincoya Bay Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1819 Lincoya Bay Drive, Nashville, TN 37214.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of June, 2018.

Tiffany Nicole Hall Putman

Tiffany Nicole Hall Putman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Tiffany Nicole Hall Putman

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2018.

Notary Public

My Commission Expires: 5.6.19

(Notary Seal)

