Bill Garrett Davidson County
Batch# 119127 DEEDWARR
07/23/2018 09:55:12 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20180723-0071322

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Heather L Case
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2018.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES 3/2/21
File No. 18-2304

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lindsayanne E. Insana and Talon Ipox (NAME)	Franklin American Mortgage Company (NAME)	171-04-0A-039.00-C
5420 Brownstone Drive (STREET ADDRESS)	6100 Tower Circle, Suite 600 (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Frank A. Waters Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsayanne E. Insana and Talon Ipox, 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. 84 on the plan of BROWNSTONE SUBDIVISION, SECTION ONE, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Book 9700, pages 496 and 497, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said property.

BEING the same property conveyed to Frank A. Waters, Jr. and wife, Olivia Mullin by Warranty Deed dated August 16, 2012, from Margie Hieter, unmarried woman, in Instrument No. 20120822-0075365, in the Register's Office for Davidson County, Tennessee.

FURTHER, Being the same property conveyed to Frank A. Waters Jr., an unmarried man by Quitclaim Deed dated June 6, 2018, pursuant to Final Divorce Decree, from Olivia Mullin n/k/a Olivia Allen Miller, unmarried, in Instrument Number 20180611-0055883, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, pages 496-497, Register's Office for Davidson County, Tennessee.

2. Subject to boundary plat of record in Plat Book 9700, page 455, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10658, page 952, amended in Instrument No. 20010118-0005696, and in any allied instrument(s) referred to in said restrictions.

5. Charter of Homeowner's Association of record in Book 10658, page 15, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20010719-0076872, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 10951, page 689, Register's Office for Davidson County, Tennessee.

The _____ taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5420 Brownstone Drive, Brentwood, TN 37027.

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 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. Whenever 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/our hand(s) this 16th day of July, 2018.

Frank A. Waters Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2018, before me personally appeared Frank A. Waters, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of July, 2018.

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 8/17/2020

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066