STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G18-2802

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 137156 DEEDWARR
09/05/2018 11:04:06 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25
20180905-0087695

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heather Bergstrom Waterhouse (NAME)	First Tennessee Bank National Association (NAME)	064-02-0-115.00
317 Willow Bough Ln (STREET ADDRESS)	668 Nashville Pike (STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (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, **Fred K. Davis and Karen H. Davis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather Bergstrom Waterhouse and Todd Waterhouse, 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:

Being Lot No. 321 on the Plan of Section 19, Brandywine Farms, as of record in Plat Book 5050, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fred K. Davis and Karen H. Davis, husband and wife by Deed dated August 26, 2008 from Tammy D. Edwards and Mark E. Edwards, wife and husband, recorded August 29, 2008, in Instrument Number 20080829-0088829, 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 5050, Page 12, amended in Instrument Number 20120419-0033738, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 5088, Page 362, Register's Office for Davidson County, Tennessee.
3. Subject to the Restrictive Covenant, Condition for Detached Structure of record in Instrument Number 20120702-0057633, in the Register's office of Davidson County, Tennessee.
4. Easement (Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20100318-0020206, Register's Office for Davidson County, Tennessee.

The 2017 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 317 Willow Bough Lane, Old Hickory, TN 37138.

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 31st day of August, 2018.

Fred K. Davis

Karen H. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2018, before me personally appeared Fred K. Davis and Karen H. Davis, 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 31st day of August, 2018.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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