Karen Y Johnson Davidson County
Batch# 137909 DEEDWARR
09/07/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20180907-0088772

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2018 .

Notary Public

MY COMMISSION EXPIRES: 7/11/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan A. George	Mortgage Investors Group	053060B15100O
(NAME)	(NAME)	
2273 Riverway Drive	8320 East Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(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, Fred Robert Bryant , , a unmarried man, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Jonathan A. George , an unmarried man and Lee C. Swanson , an unmarried man, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 217 on the Plan of Phase 4B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred Robert Bryant, a unmarried man by Warranty Deed from Laura J. Wensell and Max Wensell, wife and husband, dated August 15, 2016 and recorded August 19, 2016 of record in Instrument No. 20160819-0086938, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura J. Wensell, married by Quitclaim Deed from Laura J. Ashlock nka Laura J. Wensell, married, dated January 11, 2013 and recorded January 18, 2013 of record in Instrument No. 20130118-0006023, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura J. Ashlock by Warranty Deed from Brian Scott Lee, unmarried, dated May 24, 2007 and recorded June 01, 2007 of record in Instrument No. 20070601-0065502, Register's Office for Davidson County, Tennessee.This conveyance is made subject to the following:

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 770 and Book 6900, Page 540, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 8694, Page 216, Restated in Book 8699, Page 462 and Annexation of Phase 4B in Book 9432, Page 988, Register's Office for Davidson County, Tennessee.
By-Laws of Waterford Community Association, Inc., record in Book 8715, Page 583, amended in

Instrument Number 20090309-0020515, Register's Office for Davidson County, Tennessee.
Right of Way Easement recorded in Book 2024, Page 225 in the Register's Office of Davidson County, Tennessee.
Easement for Sewage Treatment Area recorded in Book 1717, Page 30 in the Register's Office of Davidson County, Tennessee.
Conveyance for Open Space of record in Book 9752, Page 82, Register's Office for Davidson County, Tennessee.
Conveyance for Common Areas of record in Book 9393, Page 831, Book 9393, Page 833, and Book 8715, Page 590, Register's Office for Davidson County, Tennessee.
Charter for the Waterford Community Association, Inc. of record in Book 8711, Page 701, 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 ☒ 2273 Riverway 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/her/their 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/her/their 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/our hands this 6th day of September, 2018.

Fred Robert Bryant

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Robert Bryant the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of September, 2018 .

Notary Public:
My Commission Expires: 7/11/22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 267536
Warranty Deed TN

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.