(1)

Karen Y Johnson Davidson County
Batch# 145059 **DEEDWARR**
09/25/2018 01:47:01 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180925-0094976

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $. 180,000.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2018.

Notary Public
My commission expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

05-1809-67369

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Amber Renee Bush	First Bank	109-05-0-D-043.00 CO
1722 Lincoya Bay Dr.	318 Seaboard Lane, STE 205	
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joel G. Grubbs and Julie A. Champion, now Grubbs**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amber Renee Bush, unmarried woman,** hereinafter called the Grantees, their successors 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 Unit No. 1722, on the Plan of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, 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 No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and Instrument No. 2005092-0114373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions, 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. 20041028-0129585, 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 Joel G. Grubbs and Julie A. Champion by deed from Mary Beth Wedekind now Mary Beth Jones, dated July 10, 2007, recorded July 13, 2007, of record in Book , Page Instrument No. 20070713-0083498, Register's Office for Davidson County, Tennessee. Ashley Brett Jones, spouse of Mary Beth Wedekind now Mary Beth Jones, joined in this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1722 Lincoya Bay Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 24th day of September, 2018.

Joel G. Grubbs

Julie A. Champion, now Grubbs

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joel G. Grubbs and Julie A. Champion, now Grubbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD