WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF DECEMBER, 2018. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Y Johnson Davidson County
Batch# 173640 DEEDWARR
12/13/2018 11:37:13 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20181213-0121371

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9709SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Devon Michael Suttles and Lydia Cantrell Suttles		
1948 Waterford Drive		053 06 0A 118.00 CO
Old Hickory, TN 37138		

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 ACKNOWLEDGE, WE,

KELVIN CARTWRIGHT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEVON MICHAEL SUTTLES AND LYDIA CANTRELL SUTTLES, HUSBAND AND WIFE

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. 118 on the Plan of Waterford, A Planned Unit Development, Phase 3, as of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

Being the same property conveyed to Kelvin Cartwright, an unmarried person by Warranty Deed from Mary D. Banks, a widow, recorded on the 3rd day of August, 2012 in Instrument No. 20120803-0069017, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATERFORD, A PLANNED UNIT DEVELOPMENT, PHASE 3, as recorded in Plat Book 7900, Page(s) 707, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8694, Page 216, amended in Book 8699, Page 462 and Book 9309, Page 847, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of By-Laws recorded in Book 8715, Page 583.

6. Charter recorded in Book 8711, Page 701.

7. Easement for Right of Way, recorded in Book 2024, Page 225.

8. Easement for Sewer, recorded in Book 1717, Page 30.

9. Deed of Conveyance of Common Areas recorded in Book 8715, Page 590.

10. Boundary Plat of Waterford recorded in Plat Book 6900, Page 540.

This is improved property known as 1948 Waterford Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 5th day of December, 2018.

Kelvin Cartwright

STATE OF TENNESSEE

COUNTY OF ~~FRANKLIN~~ Davidson

Personally appeared before me, a Notary Public of said County and State, KELVIN CARTWRIGHT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2018.

Notary Public

My Commission Expires: 07-08-2019

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019