QUIT CLAIM DEED

Karen Y Johnson Davidson County
Batch# 182395 DEEDQC
01/10/2019 11:27:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190110-0002725

M. BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

STATE OF TENNESSEE
COUNTY OF Bradley

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-24-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

FILE 18-12-3379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Williams, Jr.	**IServe Residential Lending LLC**	**098-06-0A-043.00-CO**
(NAME)	(NAME)	
1453 Bridgecross Parkway	**16745 W. Bernardo Drive Suite 100**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Diego, CA 92127-1908**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **JOHN WILLIAMS, III, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WILLIAMS, JR. AND WIFE, SAMANTHA WILLIAMS**

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. 43 on the Plan of Phase 1 - Section "A" Bridgewater, of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Williams Jr. and Samantha Williams, husband and wife, and John Williams, III by Warranty deed from Chris Legnon and Brooke L. Legnon, husband and wife of record in Instrument No. 20160706-0068985 Register's Office for Davidson County, Tennessee, dated July 05, 2016 and recorded on July 06, 2016.

Subject to all matters shown on the Plan of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, amended in Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, Register's Office for Davidson County, Tennessee.

Subject to Charter of record in Instrument Nos. 20060223-0021110 and 20060223-0021111, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed for Open Space of record in Instrument No. 20051024-0128043, Instrument No. 20160203-0010469 and Instrument No. 20160212-0013727, in the Register's Office for Davidson County, Tennessee.

Subject to TVA Easement of record in Book 1291, Page 99 and Book 1318, page 28, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee.

Subject to sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060120-0008000, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement Agreement with Covenants and Restrictions of record in Instrument No. 20160212-0013733, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Witness my hand this 5 day of JANUARY, 2019.

John Williams III
JOHN WILLIAMS, III

We, the subscribing witnesses hereto, are personally acquainted with and subscribe our names hereto at the request of the executor of this deed, John Williams III, an adult, whom we believe to be of sound mind, and fully aware of the action taken herein and its possible consequence.

We, the undersigned witnesses, further declare that we are not related to the executor by blood or marriage; and that we do not have any interest, legal or equitable, in the described property; and, that we were requested to sign this as witnesses by the executor of this deed, John Williams III. We personally observed John Williams III execute this deed. He did so in our presence and we fully and completely attest to his execution of this document.

Gary T. Eaks 17. J
WITNESS

ADDRESS:
9824 Mercy Road #2
San Diego, CA 92129

Curtis Wardlaw Curtis Wardlaw
WITNESS

ADDRESS:
15686 Forest Trail Road
Jacksonville Fl 32234