Name and Address of New Owner:
Ricardo Waters
446 Moss Trail
Goodlettsville, TN 37072

Send Tax Bills To:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288-0544

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 026-09-0-043.00

Karen Johnson Davidson County
Batch# 184852 DEEDWARR
01/17/2019 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $588.30
20190117-0004850

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ramona L. Bryant**, unmarried "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ricardo Waters,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Page (s) 120 and 121, 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 Dennis Bryant and Ramona L. Bryant, husband and wife by Warranty deed from Glenn R. Pentecost and wife, Pilar O. Pentecost of record in Instrument No. 20130306-0022414 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 06, 2013, the said Dennis Bryant having since died.

Being improved property also known as 446 Moss Trail, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION NUMBER TWO OF RECORD IN PLAT BOOK 1424, PAGES 120 AND 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2019.

Ramona Bryant (SEAL)
Ramona L. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2019, before me personally appeared Ramona L. Bryant, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) 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 16th day of January, 2019.

Notary Signature
My commission expires: 3/8/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of January, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2018-100

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

## Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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, Sandy Balent, a notary public for this county and
*Notary's Name*

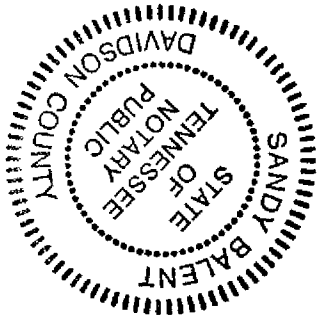
state, Steven Disser, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).