Karen Johnson Davidson County
Batch# 202169 DEEDWARR
03/06/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190306-0020295

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Ronald J Dupre Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2019.

Daimon K Ponthieux
Notary Public
MY COMMISSION EXPIRES: Life
File No. G19-4291

DAIMON K PONTHIEUX
Notary Public
State of Louisiana
Jefferson Parish
Notary ID # 130319
My Commission is for Life

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Raymonda Latrease Robertson	New owner	53-6-A-109 CO
(NAME)	(NAME)	
1912 Waterford Dr		
(STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronald J. Dupre Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymonda Latrease Robertson, an unmarried woman,** 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. 109 on the plan of Waterford, Phase 3, as shown by plat of record in Plat Book 7900, Page 707, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald J. Dupre Jr., unmarried by Deed dated August 31, 2017 from Robert Schultz and Samantha Nadler Schultz, recorded September 5, 2017, in Instrument Number 20170905-0091132, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 707, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462, Book 9081, page 63, Book9112, page 962, Book 9309, page 847 Book 9432, page 988 and Book 9530, page 185, Register's Office for Davidson County, Tennessee.
3. Plat for Open Space/Amenities Area in Book 7900, page 985, Register's Office for Davidson County, Tennessee.
4. Boundary P.U.D. plat in Book 6900, page 540, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to HOA in Book 8715, page 590, Book 9393, page 831 and Book 9393, page 833, Register's Office for Davidson County, Tennessee.
6. Bylaws in Book 8715, page 583 and Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement for sewage treatment plant in Book 2024, page 225, Register's Office for Davidson County, Tennessee.
8. Easement for sewers in Book 1717, page 30, Register's Office for Davidson County, Tennessee.
9. Charter of Homeowner's Association of record in Book 8711, page 701, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1912 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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 25th day of February, 2019.

Ronald J. Dupre Jr.

STATE OF LOUISIANA
Parrish of Jefferson

On this 25th day of February, 2019, before me personally appeared Ronald J. Dupre, Jr., to me known to be the person (or persons) described in 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 25th day of February, 2019.

Notary Signature
My commission expires: Life

DAIMON K PONTHIEUX
Notary Public
State of Louisiana
Jefferson Parish
Notary ID # 130319
My Commission is for Life

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

