39B

Warranty Deed

Karen Johnson Davidson County Batch# 248512 DEEDWARR 06/25/2019 03:49:55 PM 2 pgs Fees: $13.00 Taxes: $1,831.50 20190625-0061634	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samuel Melo	CapStar	073-13-0B-002.00-CO
1630 Lethia Drive	2002 Richard Jones Rd Ste A	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW M. WATERMAN AND LAUREN PRICE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL MELO, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 1628B, as established in Declaration of Covenants, Conditions and Restrictions for Hengard Properties, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150121-0005715, as corrected in Scrivener's Affidavit of record at Instrument no. 20160322-002691, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Waterman and Lauren Price, as Trustees of the Waterman-Price Family 2013 Revocable Living Trust, dated May 23, 2013 by Warranty deed from Richard Lee Percefull, married of record in Instrument No. 20160411-0034587 Register's Office for Davidson County, Tennessee, dated April 8, 2016 and recorded on April 11, 2016.

Being the same property conveyed to Andrew M. Waterman and Lauren Price, husband and wife by Quitclaim deed from Andrew Waterman and Lauren Price, as Trustees of the Waterman-Price Family 2013 Revocable Living Trust, dated May 23, 2013 of record in Instrument No. 20180723-0071714 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 23, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1630 Lethia Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of June, 2019.

Andrew M. Waterman

Lauren Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew M. Waterman and Lauren Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

