KAREN E TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: DECEMBER 20, 2020 (Notary Stamp)	**STATE OF** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is 763,420.00. Affiant Subscribed and sworn to before me this _____ day of October, 2019. Notary Public My commission expires:_____

Karen Johnson Davidson County
Batch# 304827 DEEDWARR
10/23/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,824.65
20191023-0108689

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shane Witherow and Lindsie Witherow	**New Owner**	**132-13-0-008.00**
914 Waterswood Drive		
Nashville, TN 37220		

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 ACKNOWLEDGED, WE,

Peter Rosenberger and wife, Mary Grace Parker Rosenberger

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

Shane Witherow and Lindsie Witherow, 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. 3 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, 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 Peter Rosenberger and spouse, Mary Grace Parker Rosenberger and James A. Parker, by Warranty Deed, from Carl Franklin Arnold and spouse, Martha Arnold, dated December 9, 1991, of record in Book 8506, Page 546, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Peter Rosenberger and wife, Mary Grace Parker Rosenberger, by Quitclaim Deed, from James A.

Parker and wife, Carol Parker, dated April 16, 1993, of record in Book 8925, Page 957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson Co. of record in Book 6218, Page 187, Register's Office for Davidson County, Tennessee.
Louisville and Nashville Railroad Water Easement of record in Book 460, Page 166 and Book 460, Page 176, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 914 Waterswood Drive, Nashville, TN 37220.

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 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. 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/our hand(s) this 15th day of October, 2019.

Peter Rosenberger

Mary Grace Parker Rosenberger

STATE OF MONTANA
COUNTY OF Madison

On this 17th day of October, 2019, before me personally appeared Peter Rosenberger and Mary Grace Parker Rosenberger, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of October, 2019.

Notary Signature
My commission expires: 6.23.2023

STACEY PEDERSON NOTARIAL SEAL STATE OF MONTANA

STACEY PEDERSON
NOTARY PUBLIC for the
State of Montana
Residing at Ennis, Montana
My Commission Expires
June 23, 2023

File #: **19-371**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)