Karen Johnson Davidson County
Batch# 306487 DEEDWARR
10/25/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20191025-0109786

ADDRESS NEW OWNER: Regina J. Ray
2112 Bluejay Court
Hermitage, TN 37076

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 098-06-0A-198.00

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Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jayme M. Crowley, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Regina J. Ray, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 178, on the Plan of Phase Two, Section B, Bridgewater, of record in Instrument No. 20080422-0040985, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jayme M. Crowley, unmarried, from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by Warranty Deed recorded on July 6, 2010, in Instrument No. 20100706-0052739, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2112 Bluejay Court, Hermitage, TN 37076.

This property is being conveyed AS IS.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters as shown on the Final Plat Phase Two, Section B, Bridgewater of record in Instrument No. 20080422-0040985, Register's Office for Davidson County, Tennessee.(3) Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument No. 20051024-0128043 as supplemented in Instrument No. 20051122-0141076, Register's Office for Davidson County, Tennessee.(4) By-Laws of Bridgewater Master Association as shown as Exhibit "C" in the Master Declaration of Protective Covenants and Masters Owners Association for Bridgewater of record in Instrument No. 20051024, 0128043, as amended in Instrument No. 20190122-0006133, Register's Office for Davidson County, Tennessee.(5) Restrictions of record in Book 5047, page 785, Register's Office for Davidson County, Tennessee.(6) Permanent Easement and Right of Way to Tennessee Valley Authority by Declaration of Taking of record in Book 1291, page 99 and Book 1318, page 28, Register's Office for Davidson County, Tennessee.(7) Greenbelt Application of record in Book 9049, page 608, Register's Office for Davidson County, Tennessee.(8) Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20030827-0124253, Register's Office for Davidson County, Tennessee.(9) Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee.(10) Bridgewater Master Association Charter of record in Instrument No. 20060223-0021110, Register's Office for Davidson County, Tennessee.(11) Quitclaim Deed and Right of Way Abandonment and Maintenance Agreement of record in Instrument No. 20090929-0117150, Register's Office for Davidson County, Tennessee.(12) Quitclaim Deed to Bridgewater Homeowner's Association, Inc. for Open Space of record in Instrument No. 20091110-0103837 and corrected by Scrivener's Affidavit of record in instrument No. 2009117-0105711, Register's Office for Davidson County, Tennessee.(13) Quitclaim Deed to Bridgewater Homeowner's Association, Inc. for Open Space (Phase 2, Section B) of record in Instrument No. 20160212-0013730, Register's Office for Davidson County, Tennessee.(14) The mortgage loan inspection prepared by Delta Associates, Inc., dated June 29, 2010, indicates that a portion of the deck extends onto the TVA Easement; and a portion of the drive extends onto the 3 foot Pedestrian Easement and 20 foot pubilic utility easement.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of October 2019.

Jayme M. Crowley

Jayme M. Crowley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jayme M. Crowley, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of October 2019.

Notary Public
My Commission Expires:

SANDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2020

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $328,000.00.

Affiant

Subscribed and sworn before me this 25th day of October 2019.

Notary Public
My Commission Expires: _____

SANDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2020

File No. 1910K221

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022