This Instrument Prepared by:
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Karen Johnson Davidson County
Batch# 307186 DEEDQC
10/28/2019 03:04:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191028-0110416

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
Heather Bergstrom Waterhouse	First Tennessee Bank Nat'l Ass'n	064-02-0-115.00
317 Willow Bough Ln	668 Nashville Pike	
Old Hickory, TN 37138	Gallatin, TN 37066	

FOR AND IN CONSIDERATION of Ten Dollars ($10) cash in hand paid by the hereinafter named GRANTEE and other good and valuable considerations, the receipt of which is hereby acknowledged I, TODD ALAN WATERHOUSE, GRANTOR, has bargained and sold and by these presents do transfer and convey his marital interest unto HEATHER BERGSTROM WATERHOUSE, hereinafter the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 321 on the Plan of Section 19, Brandywine Farms, as of record in Plat Book 5050, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THIS DESCRIPTION IS THE SAME DESCRIPTION USED IN THE PRIOR WARRANTY DEED OF RECORD

Being the same property conveyed to Heather Bergstrom Waterhouse by deed from Fred K. Davis and Karen H. Davis, husband and wife, of record in Instrument No. 20180905-0087695, Register's Office for Davidson County, Tennessee

Further, this conveyance is given subject to any and all existing restrictions and easements of record, including, but not limited to:

1. Subject to building restriction lines, easements, right of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5050, Page 12, amended in Instrument No. 20120419-0033738, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 5088, Page 362, Register's Office for Davidson County, Tennessee.
3. Subject to the Restrictive Covenants Condition for Detached Structure of record in Instrument Number 20120702-0057633, Register's Office for Davidson County, Tennessee.
4. Easement (Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20100318-0020206, Register's Office for Davidson County, Tennessee.

This is improved property, knows as 317 Willow Bough Lane, Old Hickory, TN 37138.

And Grantor does covenant with the said Grantee, that he is lawfully seized and possessed of said tract or parcel of land and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said tract or parcel of land and undivided interest to the said Grantee, his 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 hand this 18 day of September, 2019.

TODD ALAN WATERHOUSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **TODD ALAN WATERHOUSE,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2019.

NOTARY PUBLIC
My Commission Expires: 11-8-22

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC SEAL
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this on this 18 day of September, 2019.

NOTARY PUBLIC
My Commission expires: 11-8-22

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC SEAL
DAVIDSON COUNTY
MY COMMISSION