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
20191028-0110417

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 Harris Waterhouse	First Horizon Home Loans	02713000800
317 Willow Bough Ln	P.O. Box 630148 – Mail Code TMS	
Old Hickory, TN 37138	Irving, TX 75063	

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 HARRIS 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 all of Lot No. 37 on the Plan of Mansker Meadows, Section 2, as of record in Book 2663, Page 15, Register's Office for Davidson County, Tennessee and as described according to the Boundary Survey, dated 3/15/1985, prepared by Howard George & Associates, Tennessee Land Surveyor, No. 872, as follows:

BEGINNING at a point in the southerly margin of Mansker Drive at the common front corner of Lots 37 and 38; thence with said margin, on a curve with a radius of 350.00 feet, N 55° 34' E 99.93 feet; thence, leaving said margin, S 42° 39' E 1011.36 feet along the common line with Lot No. 36 to a point in the rear, said point being 720 feet, more or less from the center line of Mansker Creek and 50.1 feet from the center line of the L&N Railroad; thence S 80° 10' W 400.01 feet, across the rear margin, to a point, said point being 48.9 feet from the center line of the L&N Railroad, thence N 26° 17' W 442.95 feet and continuing N 26° 15' W 400.05 feet, on the common line with Lot No. 38, to the point of beginning, containing 4.85 acres, more or less.

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

Being the same property conveyed to Heather Harris (now known as Heather Harris Waterhouse) by deed from Howard Stanley Wills and Barbara Y. Wills, of record in Instrument No. 20071218-0145310, Register's Office for Davidson County, Tennessee

Further, this conveyance is given subject to any and all existing restrictions and easements of record.

This is improved property, knows as 2433 Mansker Drive, Madison, TN 37115.

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 18 day of Sept 2019.

NOTARY PUBLIC
My Commission Expires: 11-8-22

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

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 Sept, 2019.

NOTARY PUBLIC
My Commission expires 11-8-22

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