WARRANTY DEED

Karen Johnson Davidson County
Batch# 310262 DEEDWARR
11/04/2019 02:01:22 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20191104-0113502

JM-TW-19-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Lee Regal	**Gardner Financial Services, LTD dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	
405 Raintree Pl	**3503 Paesanos Parkway**	**086-11-0A-069.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNIE L. WATERS, MARRIED AND ALICIA WATERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LEE REGAL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain parcel located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Unit No. 3, Building 10 of Raintree Village, a horizontal property regime established by Master Deed of record in Book 4753, page 140, and amended in Book 4980, page 376, and as shown on the A Plat (sic) of Hermitage Woods Condominium Apartments, Phase (sic) II and II-A, of record in Book 4675, page 36-38, revised in Book 4860 at pages 62 through 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Garage No. 10-3-0 is a limited common element for the exclusive use of the occupant of said Unit.

Being the same property conveyed to Connie L. Waters, a married person, and Alicia L. Waters, an unmarried person by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee a national banking Association organized and existing under the laws of the United States of America of record in Instrument No. 20070213-0018150 Register's Office for Davidson County, Tennessee, dated February 05, 2007 and recorded on February 13, 2007. Dwight W. Waters, spouse of Connie L. Waters joins in the execution of this instrument to convey any and all rights in and to said property. Alicia L. Waters, having since married. Her spouse, Andrew Steven Binkley joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 62 through 64 inclusive, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Raintree Village, Section A (Phase II & II-A, Hermitage Woods, Condominium Apartments)of record in Book 4753, Page Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080728-0076757 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5193, Page 821, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hermitage Woods, Phase II Raintree Village amended of record in Book 5122, page 878; Book 6229, page 970 and Book 10382, page 596.

- Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101.
- Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 5578, Page 751, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9418, Page 950, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **405 Raintree Pl, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF OCTOBER, 2019.

Connie L. Waters by Andrew Steven Binkley, ATTORNEY IN FACT
Connie L. Waters by Andrew Steven Binkley, Attorney in Fact

Dwight W. Waters by Andrew Steven Binkley, ATTORNEY IN FACT
Dwight W. Waters by Andrew Steven Binkley, Attorney in Fact

Alicia Waters

Andrew Steven Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW STEVEN BINKLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CONNIE L. WATERS AND DWIGHT W. WATERS, and who acknowledged he/she/they executed the same as the free act and deed of the said CONNIE L. WATERS AND DWIGHT W. WATERS.

Witness my hand and official seal, this the 31st of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA WATERS AND ANDREW STEVEN BINKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212