Karen Johnson Davidson County
Batch# 318845 DEEDWARR
11/25/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20191125-0121348

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2687

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of November, 2019

Notary Public

Commission Expires: October 25, 2022

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Falk 1561 Lincoya Bay Drive Nashville, TN 37214	LoanDepot.com LLC 4800 Scottsdale Rd #3800 Scottsdale, AZ 85251	109-05-0D-031.00-CO

WARRANTY DEED

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, I/WE,

Colin M. Dalby and Amanda K. Evans, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Falk, an unmarried woman

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 Unit No. 1561 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, in the Plat field as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lacey Gregory, unmarried by Warranty deed from Fred E. Eubank and wife, Lena F. Eubank of record in Instrument No. 20140813-0072999 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 13, 2014.

Being the same property conveyed to Colin M. Dalby and Amanda K. Evans, husband and wife by Warranty deed from Lacey Gregory of record in Instrument No. 20180302-0019906 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 02, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1561 Lincoya Bay Drive, Nashville, TN 37214

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of November, 2019.

Amanda K. Evans

Colin M. Dalby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda K. Evans and Colin M. Dalby** with whom I am personally acquainted (or 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 Brentwood, Tennessee this 21st day of November, 2019.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022
(Notary Seal)

Notary Public
My Commission Expires: October 25, 2022

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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 of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

