THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28610

Karen Johnson Davidson County
Batch# 435443 DEEDWARR
07/10/2020 01:10:04 PM 2 pgs
Fees: $13.00 Taxes: $672.48

20200710-0075544

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noelle McCord	First Bank Mortgage	MAP
4225 Harding Pike #105	318 Seaboard Ln. Ste. 205	PARCEL 103-16-0C-105.00
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patricia F. Waters, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noelle McCord**

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:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 105 on the Plan of Wellington Arms, a Condominium Development of record in Plat Instrument No 20001205-0119242 the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia F. Waters by Warranty deed from Clint Brown and Tammy Brown, husband and wife of record in Instrument No. 20161227-0135826 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 27, 2016.

Joseph J. Waters, Jr., joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Patricia F. Waters.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4225 Harding Pike #105, Nashville, TN 37205.**

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 do 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 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 ____ hand( ) this the 2nd day of July, 2020.

Patricia F. Waters

Patricia F. Waters

Joseph J. Waters, Jr.

Joseph J. Waters, Jr.

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia F. Waters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of July, 2020.

JACKLYN D. JATALA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 22, 2022
Commission # 14630943

My Commission expires: 10/22/2022

Jacklyn Jatala
Notary Public

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph J. Waters, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of July, 2020.

JACKLYN D. JATALA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 22, 2022
Commission # 14630943

My Commission expires: 10/22/2022

Jacklyn Jatala
Notary Public