WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

G-VRES-20-1408

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 456837 DEEDWARR
08/14/2020 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20200814-0091178

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elliott Waters and Nyeesha Waters	Fairway Independent Mortgage Corp.	
(NAME)	(NAME)	
1408 Station Four Lane	P.O. Box 117298	**064-05-0-101.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Carrollton, TX 75011	
(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, **STEPHANIE DUKE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLIOTT WATERS AND NYEESHA WATERS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 72, Phase One, Cleveland Hall Subdivision as shown on the plat of record in Plat Book 11700, Page 51, in 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 Rudy Lahoud and wife, Stephanie Duke by General Warranty deed from Cleveland Hall, LLC of record in Instrument No. 20010622-0066506 Register's Office for Davidson County, Tennessee, dated June 21, 2001 and recorded on June 22, 2001. Rudy Lahoud, having since passed away on May 22, 2020 leaving his wife, Stephanie Duke, as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 51, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument Number 20021205-0150293, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11725, Page 76, amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112 and Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11725, Page 110, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11720, page 325, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 8006, page 677, Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Book 7844, page 242, Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress and public utility of record in Book 7844, page 249, Register's Office for Davidson County, Tennessee.
- Easement for public utilities and drainage of record in Book 7844, page 262, and Book 7844, page 272, Register's Office for Davidson County, Tennessee.
- Easement for Drainage and Construction of record in Book 7844, Page 268, Register's Office for Davidson County, Tennessee.
- Easement for 20' water line of record in Book 7994, page 167, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8068, page 524, 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: **1408 Station Four Lane, Old Hickory, Tennessee 37138.**

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 13th DAY OF AUGUST, 2020.

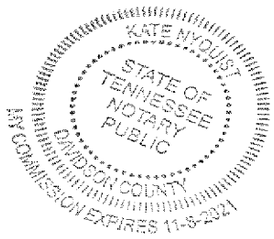
Stephanie Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE DUKE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY