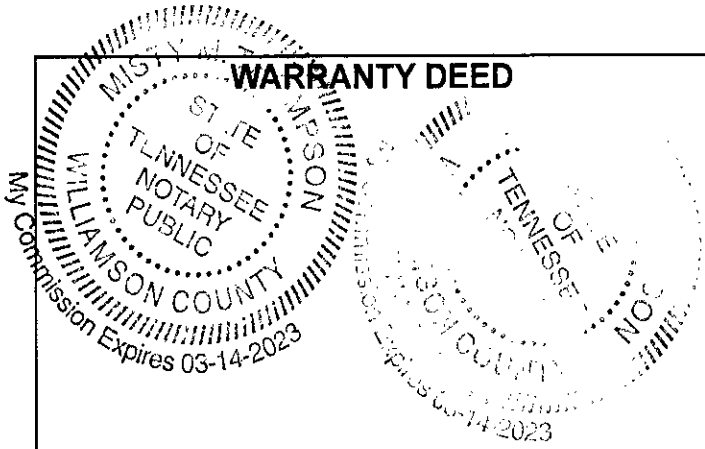
(1)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
mail → Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Samuel Waterman	First Community Mortgage Inc.	181-01-0-B-234.00 CO
(NAME)	(NAME)	
6509 Sunnywood Drive	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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, we, **Joseph Macca and Crescenza Macca, husband and wife, and Giombattista John Macca, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Samuel Waterman and Mallory Moody Waterman, husband and wife,** 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 Lot No. 100, on the Plan of Phase Four, Addition To Sugar Valley, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said property.

BEING the same property conveyed to Joseph Macca, a married man and Giombattista "John" Macca, a unmarried man, by Warranty Deed from On Point Construction Company, Inc., a Tennessee corporation, dated December 15, 2015, of record in Instrument No. 20151217-0127081, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6509 Sunnywood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 519231 **DEEDWARR**
11/19/2020 02:27:21 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20201119-0136460

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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 9700, page 374 and Instrument No. 20070125-0010052, re-recorded in Instrument No. 20070205-0014763; Restrictions of record in Book 11069, page 14 and Instrument No. 20070205-0014762; By-Laws of record in Book 11069, page 24; Articles of Incorporation/ Charter of record in Book 11069, page 6; Stormwater Detention Agreement of record in Instrument No. 20050805-0092108; Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856; Conveyance of common area to Homeowners Association of record in Instrument No. 20130523-0052430; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 12th day of November, 2020.

Joseph Macca

Crescenza Macca

Giombattista John Macca

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph Macca, Crescenza Macca, and Giombattista John Macca, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of November, 2020.

Notary Public
My Commission Expires: _____

File No.: 33071

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-14-2023