WARRANTY DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 374,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 544499 DEEDWARR
01/04/2021 11:41:33 AM 2 pgs
Fees: $13.00 Taxes: $1,384.91

20210104-0000479

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Waller	new owners	Map 098
1010 Larkwood Dr		Group 06 0B
Hermitage, TN 37076		Parcel 092.00

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, we

Rodney E. King and wife, Regina J. King

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John E. Waller and Carmella Waller, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit A of Lot 77D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A. of record in instrument 20051122-0141076 and as shown on the plat of record in instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Rodney E. King and wife Regina J. King by Warranty Deed from Frank Batson Homes, Inc., dated September 30, 2013 and filed October 1, 2013 of record in Record Book 20131001, Page 0102840, Register's Office for said County.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Record 20051104-0133897, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

Easement of record in Book 1291, Page 99 and Book 1318, Page 28.Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 20051122, Page 0141076, Book, 20060120, Page, 0008000 and Book 20030827, Page, 0124253, Register's Office for said County.

All terms and provisions of the Homeowners Association, of record in Book 20050222, Page 0019150, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1010 Larkwood Dr, Hermitage, TN 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-PP-20-1060

Witness our hands this 30th day of December, 2020.

Rodney E King

Regina J King

STATE OF TN
COUNTY OF COFFEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney E King and Regina J King, 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 Tullahoma, TN, on the 30th day of December, 2020.

My commission expires:

3-22-23

Notary:

(20-12344-12T.PFD/20-12344-12T/15)

ROSE M. MINES
STATE OF TENNESSEE NOTARY PUBLIC
County of Franklin