WARRANTY DEED

Karen Johnson Davidson County
Batch# 549402 **DEEDWARR**
01/07/2021 11:38:04 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20210107-0003340

G-VRES-20-5412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick R. Waters and Stefanie Cole Waters	**New Owner**	
(NAME)	(NAME)	**160-11-0B-017.00-CO**
5412 Stone Box Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **LAURENCE O'BRYAN BRANCH HOWARD, III AND JANE E. HOWARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK R. WATERS AND STEFANIE COLE 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. 17 on the Plan of Stone Box Creek of record in Plat Book 6900, Page 103, amended by Surveyors Certificate of Correction in Book 7048, page 81, 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 Laurence O'Bryan Branch Howard III and Jane E. Howard, husband and wife by Warranty deed from Robert C. King and Shannon King, husband and wife of record in Instrument No. 20140305-0018402 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 05, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien paid in full
- All matters shown on the Plan of record in Plat Book 6900, page 103, as Surveyors Certificate of Correction recorded in Book 7048, Page 81, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7022, Page 556, amended and restated in Book 7267, page 329, and reaffirmed in Book 9163, page 85, and amended and restated in Book 9423, page 513 , Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4952, page 178, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 9935, page 587, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro of record in Book 7542, page 390 and 7542, page 434,Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of record in Book 4952, page 185, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record Book 971 page 378, Register's Office for Davidson County, Tennessee.
- Dedication of Common Area to Stone Box Creek Co-Operative Association of record in Book 7267, Page 360, in the 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: **5412 Stone Box Lane, Brentwood, Tennessee 37027**.

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 4th DAY OF JANUARY, 2021.

Laurence O'Bryan Branch Howard, III

Laurence O'Bryan Branch Howard, III

Jane E. Howard by Laurence O'Bryan Branch Howard, III, Attorney-in-fact

Jane E. Howard by Laurence O'Bryan Branch Howard, III,
Attorney-In-Fact

Power of Attorney filed of record simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURENCE O'BRYAN BRANCH HOWARD, III, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURENCE O'BRYAN BRANCH HOWARD, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANE E. HOWARD, and who acknowledged he/she/they executed the same as the free act and deed of the said JANE E. HOWARD.

Witness my hand and official seal, this the 4th of January, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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