WARRANTY DEED

H-UTC-00-0571

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Beth [illegible]
Affiant

Subscribed and sworn to before me, this 31st day of August, 2000.

Notary Public

MY COMMISSION EXPIRES: 8-27-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Timothy Watson	Southeastern Mortgage Co.	
5316 Hickory Park Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	162-16-5
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GOLD KEY REALTORS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GREG TIMOTHY WATSON AND, WIFE SUNITA RAY WATSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennssee, being Lot No. 14 on the Plan of Bell Trace Subdivision, Section 1, of record in Book 5210, page 36, Register's Office foor Davidson County, Tennessee.
Being the same property conveyed to E.M. Culver and wife, Avolyn Culver, by deed of record in Book 9616, page 90, Register's Office for Davidson County, Tennessee.

unimproved ( ) ~~by~~ deed recorded simultaneously herewith
This is improved (X) property, known as 5316 Hickory Park Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 31st day of August, 2000.

Gold Key Realtors

Davidson County DEEDWARR
Recvd: 09/18/00 09:15 2pgs
Fees:11.00 Taxes:318.20

20000918-0092228

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, , a Notary Public in and for said County and State, the within named Gold Key Realtors, the bargainor (s), 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 at Antioch, Tennessee, this 31st day of August, 2000.

My Commission Expires: _____ Notary Public

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared E.M. Culver and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of Gold Key Realtors and _____ respectively of the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said E.M. Culver as such President.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of August, 2000.

My Commission Expires 9/28/02

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138