47

WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/18/02 13:28 2pgs
Fees:13.00 Taxes:529.10
20020318-0033529

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy C. Watson	FIRST HORIZON HOME LOAN CORPORATION	Part of Map 052
(NAME) 3116 Barksdale Harbor Drive	(NAME) 4000 HORIZON WAY	Parcel 49
(ADDRESS) ~~Mt. Juliet, TN 37122~~ NASHVILLE, TN 37214	(ADDRESS) IRVING, TX 75063	
(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,

Cain Properties, Inc. ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

~~Troy C. Watson and Wife, Raysail Watson~~ TROY WATSON AND RAYSAIL WATSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILSON~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 309 on the Plan of River Trace Estates, Phase 2, Section 6, as shown by plat of record in Instrument Number 200106050058138, of the Register's Office of ~~WILSON~~ Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Cain Properties, Inc. by deed from Pennington Mills, LLC of record in Instrument Number 200107090073002, Register's Office for said County.

Easement as shown of record in Deed Book 1163, Page 341, and Book 2022, Page 83, Register's Office for said County.

Conveyance of Open Space to Homeowner's Association of record in Book 7907, Page 168, Register's Office for said County.

Agreement of record in Book 7030, Page 798, Register's Office for said County.

Charter for Homeowner's Association of record in Book 6851, Page 363, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6851, Page 370, and Book 6982, Page 747, Register's Office of said County.

By-Laws of record in Book 6851, Page 363, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3116 Barksdale Harbor Drive, Nashville, TN 37214

(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 our hands this.

Cain Properties, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P. Cain, III with whom I am personally acquainted and who upon his oath acknowledged Robert P. Cain, III to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, Robert P. Cain, III as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P. Cain, III as such President

Witness my hand and official seal this 13th day of March, 2002.

My Commission Expires: 3/23/02

Notary Public

WILSON COUNTY TENN. TRACEY TRUMBHOUR

File Number2203065
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122