WARRANTY DEED

Mail to:
Escrow Services of Tennessee, LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,250.00

Kelly Peary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6.4.06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/12/04 14:22 2pgs
Fees:13.00 Taxes:544.83
20040812-0097622

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Morrison	Churchill Mortgage Corporation	Map 62
(NAME) 3116 Barksdale Harbor Drive	(NAME) 761 Old Hickory Blvd.	Group 02-0-A
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Brentwood Tennessee 37027	Parcel 337
(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,

Troy Watson and Raysail Watson, both unmarried

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

Ben Morrison and Wife, Bethany Morrison ,

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 of record in INSTRUMENT NUMBER 200106050058138, Register's Office for Wilson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Troy Watson and Wife, Raysail Watson by deed from CAIN PROPERTIES, INC. of record in Deed INSTRUMENT NUMBER 200203180033529 AND FILED FOR RECORD ON MARCH 18, 2002, Register's Office for said County.

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

DEED TO HOA as shown of record in Deed Book 7907, Page 168, Register's Office for said County.

AGREEMENT as shown of record in Deed Book 7030, Page 798, Register's Office for said County.

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

Plat sets out said property is subject to HOA.

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

Plat sets out By-Laws as shown of record in Deed Book 6851, Page 363, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 my/our hand(s) this 30th day of July, 2004.

Troy Watson by Wanda Hartz atty in fact

Raysail Watson

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Raysail Watson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/30/2004

My Commission Expires: 6-4-06

Notary Public

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of July, 2004, before me personally appeared Wanda Hartz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Troy Watson, and who acknowledged that she executed the same as the free act and deed of the said Troy Watson by virtue of that Power of Attorney, duly executed by the said Troy Watson and appearing of record in Instrument Number 20040812-0097621, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of July, 2004.

My Commission Expires: 6-4-06

Notary Public

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

File Number2407177