# WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $95,859.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/13/04 10:58 2pgs
Fees:13.00 Taxes:354.68

20040813-0098084

**THIS INSTRUMENT WAS PREPARED BY**
, 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carla Watson | Carla Watson | 96-16-A-35 |
| (NAME) | (NAME) | |
| 110 Lakebrink Drive | 110 Lakebrink Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20041329 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Eustina M. Carlton, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carla Watson**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Unit No. 55, on the First Revision, Phase One, Section Two, Larchwood, a Planned Unit Development, of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Property commonly known as: 110 Lakebrink Drive, Nashville, Davidson County, Tennessee 37214

Being the same property conveyed to Eustina M. Carlton, unmarried by deed dated 07/20/01 from Chadburn B. Lawrence and recorded in Instrument Number 20010724-0078050, said Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 110 Lakebrink 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of August, 2004.

Eustina M. Carlton

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Eustina M. Carlton, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory

evidence, and who acknowledged that Eustina M. Carlton, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Hendersonville, Tennessee this 6th day of August 2004.

Commission expires: 7-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

CMC