File #200450471

Return to:
Forsythe Title-File #19568G
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/20/04 12:41 2pgs
Fees:13.00 Taxes:328.93

20041220-0150976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Watson and Erin E. Thomas	New Owner	Map 85-15-A
(NAME) 119 Spring Place Drive	(NAME)	Parcel 019.00
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **LAURIE M. HOLLAND, N/K/A LAURIE H. LEE, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN P. WATSON AND ERIN E. THOMAS, HUSBAND AND WIFE,** hereinafter called the GRANTEES, their 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. 119 on the Plan of Spring Place Condominiums, of record in Plat Book 6250, Page 830, as amended in Book 7213, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Laurie M. Holland by Warranty Deed dated February 26, 1999 of record in Book 11362, Page 362, Register's Office for Davidson County, Tennessee. Laurie M. Holland, now known as Laurie H. Lee.

This conveyance is subject to the following: Master Deed of record in Book 6780, Page 229, as amended in Book 7213, Page 121, Book 7242, Page 924 and in Instrument No. 20020709-0082174; By-Laws of record in Book 6780, Page 265, Book 7213, Page 121 and in Book 7242, Page 924; Charter of Spring Place Homeowners' Association of record in Book 7233, Page 933; all matters shown on plat of record in Book 7213, Page 125, revising Book 6250, Page 830; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

James Timothy Lee, spouse of Laurie H. Lee, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 119 Spring Place 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 Grantor covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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 13th day of December, 2004.

Laurie H. Lee

James Timothy Lee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Laurie H. Lee who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James Timothy Lee who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2004.

Notary Public

My Commission Expires: _____

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076