03

Realty Title 48-A

File No. 20060123

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 14:14 2 pgs
Fees:13.00 Taxes:423.65
20060406-0039853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alva J. Watson	FRANKLIN AMERICAN MORTGAGE	142-06-D-61.00CO
(NAME)	(NAME)	
543 Doral Country Drive	501 CORPORATE CENTRE DR., #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	FRANKLIN, TN 37067	
(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, Sean Buschkotter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alva J. Watson, 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. 37B, on the Plan of Doral Country Villa, Section VII, of record in Book 5200, page 233, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean Buschkotter by deed from Joan E. Taylor, dated June 22, 2004, of record in Instrument No. 200406300078018, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 5532, page 727 and Book 5623, page 252, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 543 Doral Country Drive, Nashville, TN 37221
(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 hand this 30th day of March, 2006.

Sean Buschkotter

File No. 20060123
State of Tennessee
County of Sumner

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

Witness my hand and official seal on March 30, 2006.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

