WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: November 23, 2009.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/05/06 12:40 2 pgs
Fees:13.00 Taxes:480.63

20060505-0052585

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Watts	Charles Watts	95-2-42
(NAME)	(NAME)	
244 Graeme Dr.	244 Graeme Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060931

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, **we, James Sean Sadler and Chad Farley**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Watts**, 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 Lot No. 116, on the Map of Donelson Hills, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 lies at the easterly corner of the intersection of June Drive and is described as follows:

Beginning at a point on the northwesterly margin of June Drive; thence is a northeasterly direction along said margin of June Drive, 107.6 feet to a point, then beginning of a curve, thence in a northerly direction around said curve, thence in a northerly direction around a curve, 31.15 feet to a point on the southwesterly margin of Greene Drive, thence in a northwesterly direction along said margin of Greene Drive, 104.96 feet to a point; thence in a southwesterly direction 134.4 feet to a point; thence in a southeasterly direction 143.8 feet to a point, beging the point of beginning.

Property commonly known as: 244 Graeme Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to James Sean Sadler and Chad Farley by Warranty Deed from William L. Jamison, dated February 24, 2006 of record at Instrument No. 20060227-0022001, and further conveyed to William Jamison by Quitclaim Deed from Elizabeth Jamison dated 10/04/2005 of record at Instrument No. 200510040118899, and further conveyed to Elizabeth A. Jamison and William L. Jamison, and Stacy Price by Deed from William R. Jamison, dated 8/23/2005 of record at Instrument No. 200508230100427, and further conveyed to William R. Jamison by will recorded on 3/10/2004 of record at Instrument No. 20040310-0027582, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 244 Graeme Dr., 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 we do covenant with the said GRANTEE 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 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 our hands this 28th day of April, 2006.

James Sean Sadler

Chad Farley

STATE OF TENNESSEE

COUNTY OF

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

Witness my hand and official seal this 28th day of April, 2006.

Commission expires: November 23, 2009

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Jeffrey Hawkins Notary Public