WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 08:38 2 pgs
Fees:13.00 Taxes:740.00

20060602-0064755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Perez		Map 103-9
(NAME)	(NAME)	
168 Lelawood Circle	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 42
Nashville, TN 37209		
(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, Susie C. Watson and Dottie L. Watson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Perez, 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:

Being Lot No. 8 on the Plan of Hillwood Park, as shown of record in Plat Book 3300, Page 28, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 129.49 feet on the southeasterly side of Lelawood Circle, and extends back 264.2 feet on the northeast line and 297.4 feet on the southwesterly line , to a line in the rear on which it measures 180.16 feet.

Being the same property conveyed to Susie C. Watson and Dottie L. Watson by Deed from Levi Nelson Hilling and wife, Patricia Ann Hilling, filed for record 03/25/83 in Record Book 6026, Page 628, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 3300, Page 28, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 3312, Page 104, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 168 Lelawood Circle, Nashville, TN 37209
(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 our hands this 20th day of May, 2006.

Dottie L. Watson

Susie C Watson by Dottie L Watson

Susie C. Watson by Dottie L. Watson as her attorney in fact as her attorney in fact

STATE OF ~~NEW YORK~~ TENNESSEE
COUNTY OF ~~ALBANY~~ WILSON

Personally appeared before me, the undersigned, a Notary Public, Dottie L. Watson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, ~~New York~~, this 20th day of May, 2006.

Commission expires: 5/3/2010

Delaina D. Scoby
Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF ~~NEW YORK~~ TENNESSEE
COUNTY OF ~~ALBANY~~ WILSON

On this _____ day of May, 2006, before me personally appeared Susie C. Watson by Dottie L. Watson as her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susie C. Watson and acknowledged that such person executed the same as the free act and deed of Susie C. Watson.

Witness my hand and official seal at Mt. Juliet, Tennessee, ~~New York~~, this 20th day of May, 2006.

Commission expires: 5/3/2010

Delaina D. Scoby
Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY