Davidson County DEEDWARR
Recvd: 01/05/07 12:47 2 pgs
Fees:13.00 Taxes:555.00

20070105-0002315

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Georgia M. Di Donato
Affiant

Subscribed and sworn to before me this 22nd DAY OF December, 2006.

John Gleaves
Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE TENNESSEE

B-VRE-06-3095

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. DiDonato	New Owner	
3095 Harpeth Springs Drive	(NAME)	141-6D-47.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CELESTE WATSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM J. DIDONATO GEORGIA M. DIDONATO, HUSBAND & WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 47 ON THE PLAN OF RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20030213-0019999, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RYAN D. POOLEY AND AUDRA R. POOLEY, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 8TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040108-0003104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CELESTE WATSON BY WARRANTY DEED FROM RYAN D. POOLEY AND AUDRA R. POOLEY, RECORDED ON THE 27 DAY OF December, 2006 IN INSTRUMENT NO. 20061227-0159035 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORAT AS INSTRUMENT NO. 20030213-00199999; 20020709-0082561; 20030205-0016044; 20030806-0111893; 20030205-0016032; 20050520-0056889; 20030218-0020999; 20030218-0020987; 20030218-0020998; 20030218-0020986; 20021217-0155374; 20030303-0027395; 20030806-0111892; 20030303-0027398, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3095 Harpeth Springs Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 22nd day of December, 2006.

Celeste Watson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 22nd day of December, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903