File No. 270100399

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/07 11:37 2 pgs
Fees:13.00 Taxes:573.13
20070122-0008381

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Janet L. McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF JANUARY, 2007.

Mary J. Rucker
Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iva M. Watterson	CTX Mortgage Company, LLC	06304003700
(NAME) 102 Laura Avenue	(NAME) 3100 McKinnon, Corp, 2nd Floor	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael Larry Hickerson Jr., an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira S. Watterson, a single man and Iva M. Watterson, a single woman, HEREINAFTER CALLED THE GRANTEE(S), We HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1, Section "A" on the Plan of "Laurel Heights" Subdivision, as shown by plat of record in Book 3600, Page 44, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the southerly margin of Laura Avenue, said point being the common front corner of Lots 1 & 3; thence south 4 deg. 56' 50" west 128.91 feet to a point at the old Government fence; thence south 89 deg. 33' 48" west 121.0 feet to a point, said point being the southwest corner of said subdivision; thence north 20 deg. 21' east 136.0 feet to a point in the southerly margin of Laura Avenue, thence along the margin of said Laura Avenue 85.54 feet to the point of beginning.

NOTE: THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.

Being the same property conveyed to Michael Larry Hickerson Jr., an unmarried man, by deed from Michael Lee Posey, unmarried of record in Instrument number 20041008-0121784 and filed for record on October 8, 2004, Register's Office for said County.

Subject to all matters as set forth per Plat Book 3600, Page 44, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 102 Laura Avenue, Old Hickory, TN 37138
(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), We 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), We 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.

Michael Larry Hickerson Jr.

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Larry Hickerson Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of January, 2007.

Commission expires: 11-28-09

Notary Public

File Number: 270100399

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

