393

File No. 270501550

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/07 12:49 2 pgs
Fees:13.00 Taxes:888.00

20070724-0087814

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

SANDI WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Darius Blackshere	Freedom Mortgage Corporation	74-4-116 74-4-115
(NAME) 731 & 735 Linden Green	(NAME) 907 Pleasant Valley Ave., Suite 3	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mount Laurel, NJ 08054	
(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, WE,

Jesse W. Watson and wife, Dona M. Watson,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darius Blackshere,

HEREINAFTER CALLED THE GRANTEE(S), 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. 138 on the Plan of Hermitage Hills, Section 12, as shown by plat of record in Plat Book 4675, Page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jesse W. Watson and wife, Dona M. Watson by deed from G.E.P. L.P., A Tennessee Limited Partnership, Formerly Known as the David W. Gaw Family Limited Partnership D/B/A Gaw Realty of record in Instrument Number 20051110-0136289, Register's Office for said County.

BEING Lot No. 139 on the Plan of Hermitage Hills, Section 12, as shown by plat of record in Plat Book 4675, Page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jesse W. Watson and wife, Dona M. Watson by deed from G.E.P. L.P., A Tennessee Limited Partnership, Formerly Known as the David W. Gaw Family Limited Partnership D/B/A Gaw Realty of record in Instrument Number 20051109-0136089, Register's Office for 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 731 & 735 Linden Green, Hermitage, TN 37076
(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 hands this 12th day of July, 2007.

X Jesse W. Watson
Jesse W. Watson

X Dona M. Watson
Dona M. Watson

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~WILSON~~ Clark

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jesse W. Watson and wife, Dona M. Watson 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 12th day of July, 2007.

Commission expires: July 1, 2009

Amber D. Moon
Notary Public

AMBER D. MOON
COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 1, 2009
STATE OF WASHINGTON

File Number: 270501550
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122