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Davidson County DEEDWARR
Recvd: 09/12/07 09:08 2 pgs
Fees:13.00 Taxes:1535.50

20070912-0109207

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**

Robert E. Kaatrude
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF **SEPTEMBER, 2007.**

Lee A Cohen
Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZACHARY WATSON, ET UX	Same	**145-09-0-047.00**
(NAME) **1516 OTTER CREEK ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, ROBERT L. KAATRUDE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY WATSON AND WIFE, KIMBERLY WATSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said county, as follows:

Beginning at the point in the northwesterly margin of Otter Creek Road at the corner of Lots Nos. 105 and 106; thence with the line between said lots, northwesterly 200.4 feet to a corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106, northerly 242.8 feet to a corner of Lot No. 99; thence with the line between Lots Nos. 99 and 106, easterly 188.1 feet to a point; thence southerly 210.88 feet to a point in the margin of Otter Creek Road; thence with the margin of the same, southwesterly around a slight curve, 155 feet to the point of the beginning.

Being the same property conveyed to Robert L. Kaatrude and wife, Helen Mary Kaatrude by deed from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Book 3917, page 630, Register's Office for Davidson County, Tennessee. The said Helen Mary Kaatrude having quitclaimed her interest in the subject property to Robert L. Kaatrude by deed of record in Book 5005, page 725, said Register's Office. Also, being the same property conveyed to Robert L. Kaatrude by quitclaim deed from Beverly J. Roderick, formerly Beverly J. Kaatrude, of record in Book 10137, page 522, said Register's Office.

Dawn Gilbert Kaatrude joins in this conveyance to convey any right, title and interest she may have by virtue of her marriage to Robert L. Kaatrude.

**See Limited Power of Attorney for Robert L. Kaatrude being recorded simultaneously herewith of record as Instrument No. 20070912 0109206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Book 3600, page 54, and Restrictive Covenants contained in instrument of record in Book 3766, page 609, Book 3788, page 404, and Book 3813, page 383, and any and all other easements and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1516 OTTER CREEK ROAD, NASHVILLE, TN 37215**
(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 hand(s) this 10 day of **September, 2007**.

Robert L. Kaatrude
by Robert E. Kolarich
attorney in fact for Robert L. Kaatrude

ROBERT L. KAATRUDE
BY: ROBERT E. KOLARICH,
ATTORNEY IN FACT FOR ROBERT L. KAATRUDE

Dawn Gilbert Kaatrude

DAWN GILBERT KAATRUDE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT E. KOLARICH, ATTORNEY IN FACT FOR ROBERT L. KAATRUDE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROBERT L. KAATRUDE** and who acknowledged that he executed the same as the free act and deed of **ROBERT L. KAATRUDE**.

Witness my hand and official seal at Nashville, Tennessee this 10 day of **September, 2007**.

My commission expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAWN GILBERT KAATRUDE**, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of **September, 2007.**

My commission expires: **SEPTEMBER 22, 2007**

Lee A. Cohen
Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.