Davidson County DEEDWARR
Recvd: 08/07/08 10:38 2 pgs
Fees:13.00 Taxes:555.00
20080807-0081445

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
501 Corporate Center Drive
Ste. 510
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Danielle M. Gardner*** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Michael C. Watson, single person** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 998 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danielle M. Gardner, by Special Warranty Deed from Novastar Mortgage, Inc. dated 09/23/05, and recorded 09/28/05 in Instrument No. 20050928-0116747, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 5th day of August, 2008.

Danielle M. Gardner
Danielle M. Gardner

Carl Jeff Brewington, Jr.
Carl Jeff Brewington, Jr.

STATE OF Tennessee
COUNTY OF Williamson

*and Carl Jeff Brewington, Jr. JB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Danielle M. Gardner*** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2008

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

* Carl Jeff Brewington, Jr joins in this instrument to convey any interest he may have acquired by virtue of marriage to Danielle M. Gardner. JB

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of August, 2008.

Notary Public

My Commission Expires:_____

Map and Parcel: 074-08-227.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Michael C. Watson
163 Jacksonian Drive
Hermitage, TN 37076

