File No. 280900791

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/08 13:25 2 pgs
Fees:13.00 Taxes:318.20
20081003-0100831



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 30, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Edward Watts II	USAA Federal Savings Bank	19304011900
(NAME) 527 South 10th Street	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78230	
(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, **KYLE MOTHERSHEAD, UNMARRIED,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD EDWARD WATTS II, AN UNMARRIED MAN,** hereinafter called the grantee(s), HIS 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. 12 on the Plan of Shelby Hills as of record in Plat Book 3600, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the easterly side of South 10th Street and runs back between parallel lines 205.12 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to Kyle Mothershead, unmarried by Warranty Deed from Nadine C. Butler Powell, widow of record in Instrument No. 200405180057997 and filed for record Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kyle Mothershead, unmarried by Warranty Deed from Nadine C. Butler Powell, widow of record in Instrument No. 200405180057997 on May 12, 2004 and filed for record on May 18, 2004, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 3600, Page 17, Register's Office for Davidson County, Tennessee.

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 527 South 10th Street, Nashville, TN 37206
(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), HIS 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), HIS 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 25th day of September, 2008.

Kyle Mothershead

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kyle Mothershead 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.

Commission expires: June 30, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280900791

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027