PREPARED BY & RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 01/07/09 14:46 2 pgs
Fees:13.00 Taxes:902.80

20090107-0001754

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Roe	Renasant Bank	Map 173-9-A
(NAME) 1425 Alteras Circle	(NAME) 2200 Abbott Martin Rd.	Parcel 406 CO
(ADDRESS) Nashville, TN 37211	Ste. 103 (ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LYNDA E. WATSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY ROE AND WIFE, LAURIE ROE**, 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. 340 on the Plan of Lenox Village, Phase Five, of record in Instrument #20050120-0007427, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lynda E. Watson and William C. Watson, wife and husband, by deed from Regent Homes, LLC of record in Instrument #20060321-0032449, said Register's Office. William C. Watson conveyed his interest in said property to Lynda E. Watson by Quitclaim Deed of record in Instrument #20071120-0135757, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20050120-0007427, said Register's Office; (c) Master Deed and Bylaws of record in Instrument 20020315-0032825, Instrument #20040523-0062221, Instrument #20020315-0032826, Instrument #20040523-0062220, Instrument #20021226-0158459, Instrument #20060120-0007913, Instrument #20080326-0030449, Instrument #20060321-0032383 and Instrument #20050113-0005133, said Register's Office; and (d) easements of record in Instrument #20010918-0100851 and Instrument #20040305-0025146, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1425 Alteras Circle, Nashville, Tennessee 37211
(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 my hand this 26th day of December, 2008.

Lynda E. Watson

STATE OF Georgia

COUNTY OF Grady

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynda E. Watson, 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 Grady Co., Georgia this 26th day of December, 2008.

Commission expires:

Notary Public

Notary Public, Grady County, Georgia
My Commission Expires Sept. 18, 2011

(Seal)

NOTARY PUBLIC GRADY COUNTY, GEORGIA CHRISTY D. CADWELL