This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:
ADDRESS NEW OWNER:
Christopher G. Watson & Stephanie Scott
Danny G. Watson & Ann R. Watson
1416 Chesterbrook Court
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MAP & PARCEL:
151100A27800CO

MORTGAGEE:
MidSouth Bank
One East College Street
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20090035720 DEEDWARR
Recvd: 06/01/09 09:52 2 pgs
Fees:13.00 Taxes:532.80
20090601-0049839

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Randyn S. Caldwell, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Christopher G. Watson, an unmarried man, Stephanie Scott, an unmarried woman, and Danny G. Watson and Ann R. Watson, husband and wife,** 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:

BEING all of Lot No. 203, Phase 3, Villages of Long Hunter, PUD, according to plat and survey of same appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Randyn S. Caldwell, unmarried, by Warranty Deed dated February 3, 2004, of record in Instrument Number 20040206-0014761, said Register's Office.

Plat of record in Instrument Number 20030707-0093205, discloses applicable minimum building setback lines, of the said Register's Office; see also easement of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Instrument Number 20000906-0088272, Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Book 4446, page 423; Book 4535, page 351; Instrument Number 20010531-0056383; Instrument Number 20010531-0056381; and Instrument Number 20020718-0086411, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Instrument Number 20010531-0056382 and Instrument Number 20031111-0164945, said Register's Office.

Chelsea Caldwell, spouse of Randyn S. Caldwell, hereby joins in this instrument for the purpose of conveying any and all marital rights she may have as the spouse of the Grantor.

This is improved property known as 1416 Chesterbrook Court, Antioch, Tennessee 37013.

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, GRANTOR does covenant with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 28th day of May, 2009.

Randyn S. Caldwell

Chelsea Caldwell

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randyn S. Caldwell and Chelsea Caldwell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2009.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $144,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2009.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011