Bk 36

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090045554 DEEDWARR
Recvd: 07/07/09 13:43 2 pgs
Fees: 13.00 Taxes: 784.40
20090707-0063415

G-VRE-09-01409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Carolyn R. Bullion
My Commission Expires
December 28, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Watson	Magna Bank	
1409 North 14th Street	PO Box 17257	
Nashville, TN 37206	Memphis, TN 38187-0257	72-14-183.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTOPHER ROSS PLUMMER AND SARAH MCELVY PLUMMER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY WATSON AND MARGARET WATSON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4, ON THE MAP OF LOONEY'S SUBDIVISION OF LOT NO. 38 AND THE WEST PART OF LOT 39 IN H. M. DOAK'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 10, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 4 FRONTS 45 FEET ON THE EASTERLY SIDE OF NORTH 14TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER ROSS PLUMMER AND SARAH MCELVY, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM LUSAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 8TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070108-0003142, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. .

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT SHOWN HEREIN.

unimproved ( )
This is improved (X) property, known as 1409 North 14th Street, Nashville, Tennessee 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), their 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), 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/our hand(s) this 2nd day of July, 2009.

Christopher Ross Plummer

Sarah McElvy Plummer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Ross Plummer and Sarah McElvy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2009.

Notary Public

My Commission Expires: 7-2410

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903