WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

M Eugene Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2009.

Michelle Hightower
Notary Public:

MICHELLE HIGHTOWER
Notary Public
Sumner County, State of Tennessee
My Commission Expires September 19, 2011

MY COMMISSION EXPIRES: 9.19.2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sarah Meredith	SunTrust Mortgage, Inc.	Parcel ID:
5006 Hasty Drive	401 Commerce Street, Suite 6500	147160A05100
Nashville, TN 37211	Nashville, TN 37219	

FOR AND IN 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, we

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sarah Meredith, an unmarried person

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 Unit 51 on the Plan of McMurray Court, a de minimum Planned Unit Development, of record in Book 6250, Page 230, as amended in Book 6604, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married, by deed from Nancy Inez Croney and Frances Croney Overby, Co-Conservators for Willa Jean Croney, of record in Instrument 20090406-0031147, said Register's Office.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 6250, page 230, as amended in Book 6604, page 144, said Register's Office; (3) Charter for homeowner's association of record in Book 6468, pae 196 and amended in Book 7529, page 439; (4) Storm Water Detention Agreement in Book 6450, page 955, said Register's Office, and (5) Restrictive Covenants and By-Laws recorded in Book 6446, page 539; Book 6066, page 144; Book 6481, page 849; Book 7325, page 261; Book 7338, pge 23; Book 8631, page 850, Instr. 20071001-0116683 and Instr. 20071001-0116682, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5006 Hasty Drive, Nashville, TN 37211

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 18th day of August, 2009.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20090056946 DEEDWARR
Recvd: 08/20/09 08:23 2 pgs
Fees:13.00 Taxes:414.40

20090820-0078272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2009.

My Commission Expires: 11-22-10

Notary Public

