WARRANTY DEED 14550

Davidson County DEEDWARR
Recvd: 12/22/09 16:14 3 pgs
Fees:18.00 Taxes:499.50
20091222-0116603

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF DECEMBER, 2009.**

Notary Public

MY COMMISSION EXPIRES: 6-26-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Watson	CLAIRE F. WATSON	**182-06-0-A 244.00 CO**
(NAME) **7232 Legacy Drive**	(NAME) 7232 LEGACY DR.	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) ANTIOCH TN 37013	
(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, WE, **Yadira Y. Hernandez and husband Jorge Hernandez**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claire F Watson and Anthony S. Watson, Married** 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. **254** on the Plan of **Old Hickory Hills**, Phase Two-Section Three of record in Instrument No. 20040420-0044507, and corrected by surveyors certificate of correction of record in Instrument No. 20041021-0126628, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Yadira Y. Hernandez and husband Jorge Hernandez** by deed of record in Instrument 20051227-0154094, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **7232 Legacy Drive, Antioch, TN 37013**

(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/our hand(s)** this **17th day of December, 2009**.

Yadira Y. Hernandez

Jorge Hernandez

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Yadira Y. Hernandez and Jorge Hernandez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of December, 2009.

Commission expires:6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

