BILL GARRETT, Davidson County
Trans:T20100031633 DEEDWARR
Recvd: 05/26/10 10:47 2 pgs
Fees:13.00 Taxes:629.00

20100526-0040529

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2010.

Notary Public
My commission expires:

02-1004-46942

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew M. Watson 2008 Avalon Drive Nashville TN 37216	New Owner	073-01-0-281.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Norma Lawler and husband, Ronald L. Lawler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew M. Watson and wife, Christine E. Watson, hereinafter called the Grantees, their successors 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. 2, on the Plan of Martin Subdivision, Tract marked "Mrs. V. Robinson" on the plan of Virginia Manor, of record in Instrument No. 20040211-0016728, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norma Lawler and husband, Ronald L. Lawler by deed from B & T Building Group, LLC, a Tennessee limited liability company, dated June 18, 2004, recorded July 1, 2004, of record in Instrument No. 20040701-0078268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2008 Avalon Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of May, 2010.

Norma Lawler

Ronald L. Lawler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norma Lawler and Ronald L. Lawler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of May, 2010.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14