WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/10 13:54 2 pgs
Fees:13.00 Taxes:170.20
20101213-0099158

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of Dec 2010.

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert R. Douglas	~~SAME~~ New Owner	119-10-0-A-115.00CO
115 Prescott Place	111 Prescott Place	
Nashville, TN 37211	Nashville TN 37211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mavis B. Watson**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert R. Douglas**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 115 on the plan of Prescott Place Condominiums, of record in Book 6200, page 256, as amended in Book 6250, page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mavis B. Watson, a married person, by deed from Debora L. Smith and Kenneth A. Smith, both unmarried, on May 9, 1997, of record in Book 10469, page 602, Register's Office for Davidson County, Tennessee. And further conveyed to Mavis B. Watson by Quitclaim Deed from Joseph Henry Watson of record in Book 10832, page 395, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6200, page 257, as amended in Book 6250, page 537, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6773, page 168, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6615, page 743, as amended in Book 6639, page 416; and Book 6779, page 691, Register's Office for Davidson County, Tennessee.

This is improved property known as: **115 Prescott Place, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 10, 2010.

Mavis B. Watson

Mavis B. Watson
by Patrick J. Watson
Attorney in Fact

Mavis B. Watson
By Patrick J. Watson, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Patrick J. Watson with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mavis B. Watson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mavis B. Watson, the bargainor(s), by the said Patrick J. Watson, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of December, 2010.

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY