BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014238 DEEDWARR
Recvd: 03/09/11 12:34 2 pgs
Fees:13.00 Taxes:166.50
20110309-0018874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	
(NAME)	(NAME)	
2819 Gallatin Road		107-4-10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **SHERRY DENISE HOLLAND, BRIAN E. BRATCHER AND DONNA ANN BRATCHER, HEIRS AT LAW OF EDWARD D. BRATCHER, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LELAND D. WATTS, 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. 16 on the Plan of Larkwood Subdivision, of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward D. Bratcher and wife, Shirley A. Bratcher by deed from Barry Construction Company, a Tennessee corporation, of record in Book 4820, page 345, Register's Office for Davidson County, Tennessee. The said Shirley A. Bratcher died on December 16, 2006. The said Edward D. Bratcher died on September 28, 2007 and by Affidavit of Heirship of record as Instrument No. 20110309-0018873, Register's Office for Davidson County, Tennessee, the heirs at law of Edward D. Bratcher are Sherry Denise Holland, Brian E. Bratcher and Donna Ann Bratcher.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in 2900, page 144, said Register's Office; and (c) restrictive covenants of record in Book 3186, page 181 and Book 7891, page 521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 562 Lockwood Drive, Nashville, TN 37214

(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 our hands this 7th day of March, 2011.

Donna Ann Bratcher
Donna Ann Bratcher

Sherry Denise Holland
Sherry Denise Holland

Brian E. Bratcher
Brian E. Bratcher

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 Sherry Denise Holland, Brian E. Bratcher and Donna Ann Bratcher , the bargainor, 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 Nashville, Tennessee this 7th day of March, 2011.

Commission expires:

Stephanie M. Joppeck
Notary Public

