WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026445 DEEDWARR
Recvd: 05/04/11 12:50 2 pgs
Fees:13.00 Taxes:297.85
20110504-0034227

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2013.~~ 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Watson	Brand Mortgage Group, LLC	07509011600
(NAME)	(NAME)	
211 Bonnaridge Dr.	6224 Sugarloaf Pkwy, #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Duluth, GA 30097,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110278

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, **I, The Estate of Diana Marie Taylor aka, Diane Taylor By: Lisa Marie Wilson, Administrator**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Heidi Watson and Jerry Watson, wife & husband**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 286 on the Plan of Hermitage Hills, Section Two, revised, as of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Kerry Lynn Taylor and wife, Diane Taylor by Warranty Deed dated November 8, 1977 and filed of record in Book 5220, Page 836, Register's Office for Davidson County, Tennessee. The said Kerry Lynn Taylor conveyed his interest in said land to Diane Taylor by Quitclaim Deed dated April 26, 1990 and filed of record in Book 8099, page 550, Register's Office for said County.

The said Diane Taylor died intestate March 26, 2010. Pursuant to Order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Lisa Marie Wilson was appointed as Administrator of the Estate of Diane Taylor and Diana Marie Taylor being one in the same person and authorized to sell subject premises.

unimproved ☐

This is improved ☒ property, known as 211 Bonnaridge Dr., Hermitage, TN 37076

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of May, 2011.

The Estate of Diana Marie Taylor aka Diane Taylor

By: Lisa Marie Wilson, Administrator

X Lisa Marie Wilson

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lisa Marie Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator for **The Estate of Diana Marie Taylor aka, Diane Taylor**, that she as such Administrator, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing as the Administrator for **The Estate of Diana Marie Taylor aka, Diane Taylor**.

Witness my hand and official seal this 2nd day of May, 2011.

Commission expires: April 23, 2013

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers

Melissa D. Rogers Notary Public