WARRANTY DEED

R-KW-11-1409

JOAN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew N. Cheuvront	Fifth Third Mortgage Company, ISAOA	
1409 N 14th Street (ADDRESS)	5001 Kingsley Dr., MD: 1MOCBQ (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	07214018300

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HENRY WATSON AND MARGARET WATSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW N. CHEUVRONT AND WIFE, LIERIN E. CHEUVRONT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 ON THE MAP OF LOONEY'S SUBDIVISION OF LOT NO. 38 AND THE WEST PART OF LOT NO. 39 IN H. M. DOAK'S SUBDIVISION, OF RECORD IN PLAT BOOK 843, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID LOT NO. 4 FRONTS 45 FEET ON THE EASTERLY SIDE OF NORTH 14TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HENRY WATSON AND MARGARET WATSON, HUSBAND AND WIFE BY DEED FROM CHRISTOPHER ROSS PLUMMER AND SARAH MCELVY PLUMMER, HUSBAND AND WIFE, DATED JULY 2, 2009 AND FILED FOR RECORD ON JULY 7, 2009 IN INSTRUMENT NO. 200907070063415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD INCLUDING THOSE IN PLAT BOOK 843, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1409 N 14th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110048835 DEEDWARR
Recvd: 08/10/11 08:19 2 pgs
Fees:13.00 Taxes:869.13
20110810-0061455

Witness my/our hand(s) this 4th day of August, 2011.

Henry Watson

Margaret Watson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 4th day of August, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903