Davidson County DEEDWARR
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Fees:23.00 Taxes:4378.33
20110811-0062032

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
669817 6041-000334
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		11713003200
(NAME) Spencer Patton		
(STREET ADDRESS OR ROUTE NUMBER) 3919 Vailwood Drive	same	
(CITY) Nashville, (STATE) TN (ZIP) 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Angela M. Watts and Robert S. Watts, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Spencer Patton and Carli Patton, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20081023 - 0106023 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 1,183,333.00

Affiant

Subscribed and sworn to before me this the 10th day of August, 2011.

Notary Public Angela G. Batson

My commission expires: (Affix Seal)

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

This is unimproved (X) known as 3919 Vailwood Drive, Nashville, TN 37215
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5th day of May, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Angela M. Watts

Angela M. Watts

Robert S. Watts

Robert S. Watts

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, Peter Spink, a Notary Public in and for said County and State, Angela M. Watts, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2011.

Peter Spink

Notary Public

My Commission Expires: 4/10/2012

(This area for official notarial seal)

PETER SPINK
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, Peter Spink, a Notary Public in and for said County and State, Robert S. Watts, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2011.

Peter Spink

Notary Public

My Commission Expires: 4/10/2012

(This area for official notarial seal)

PETER SPINK
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 18, Wallace Subdivision, Part Three, as shown on plat of record in Plat Book 1130, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Watts and wife, Angela M. Watts by deed from Steven A. Gorman and wife, Rose M. Gorman of record in Instrument No. 20081023-0106023, Register's Office for Davidson County, Tennessee, dated October 17, 2008.

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Tennessee

County of Williamson

Personally appeared before me, The Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE