Box 13
#16814

BILL GARRETT, Davidson County
Trans:T20120016056 DEEDWARR
Recvd: 03/05/12 13:30 2 pgs
Fees:13.00 Taxes:713.73
20120305-0019107

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LaTrece McCaa
State of Tennessee
Notary Public
My Comm. Exp. 3/3/15
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
James P. Watson	Mortgage Investors Group	
6912 Scarlet Ridge Drive	8370 E. Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville TN 37923	181-10A-173.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we SHAWN L. BIGHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES P. WATSON AND NIKOLE N. WATSON, HUSBAND AND WIFE, 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. 427 ON THE PLAN OF FINAL PLAT, PHASE FOUR, AUTUMN OAKS SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20020523-0062993, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20030110-00046644, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHAWN L. BIGHAM BY DEED FROM CLASSIC HOMES BOS, LP OF RECORD IN INSTRUMENT NO. 20040706-0080177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20020523-0062993; INSTRUMENT NO. 20030110-00046644; BOOK 6900, PAGE 786; BOOK 6704, PAGE 397; BOOK 6704, PAGE 405; BOOK 6968, PAGE 30; INSTRUMENT NO. 20010912-0099443; INSTRUMENT NO. 20030513-0064238; BOOK 4240, PAGE 667; BOOK 2245, PAGE 271; BOOK 6968, PAGE 25; BOOK 9343, PAGE 196; BOOK 7515, PAGE 298; BOOK 261, PAGE 284; BOOK 7760, PAGE 970; INSTRUMENT NO. 20030110-0004645; BOOK 3376, PAGE 239; BOOK 475, PAGE 547; INSTRUMENT NO. 20010912-0099442; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6912 Scarlet Ridge Drive, Brentwood, Tennessee 37027
(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.

Witness my/our hand(s) this 29th day of February, 2012.

Shawn L. Bigham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn L. Bigham, 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 29th day of February, 2012.

Notary Public

My Commission Expires:

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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