BILL GARRETT, Davidson County
Trans:T20120020049 DEEDWARR
Recvd: 03/20/12 12:46 1 pgs
Fees:13.00 Taxes:486.55
20120320-0023561

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

MATLOCK-H12032

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~155,000.00~~ 131500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16 DAY OF March, 2012.

Notary Public

(Affix Seal)

My Commission Expires: 6/22/15

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO:~~
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard A. Matlock and Rachel A. Matlock	PRIMELENDING	142.10-0-034.00
755 Bellevue Road	18111 PRESTON RD	
Nashville, TN 37221	DALLAS, TX 75252	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARK JUDD WATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD A. MATLOCK AND RACHEL A. MATLOCK, 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:

BEING Lot No. 2, on the Plan of Harpeth Estate, Section 1, of record in Book 3842, Page 186, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Harlon Watson and wife, Mary Edith Watson by Deed from Kenneth E. Jones, Jr. et us Angeline H. Jones of record in Book 4917, page 723, recorded June 2, 1975, Register's Office for Davidson County, Tennessee. Mary Edith Watson died April 10, 2011, predeceased by Harlon Watson and Last Will and Testament devising all property to Mark Judd Watson.

( ) unimproved
This is (X) improved property known as 755 Bellevue Road, Nashville, Tennessee 37221 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16 day of March, 2012 :

Mark Judd Watson

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named MARK JUDD WATSON, the bargainor(s), 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 and official seal at Davidson County, Tennessee, this 16 day of March, 2012.

Notary Public

My Commission Expires: 6/22/15

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067