 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $164,900.00 Christine A. Watt Affiant Subscribed and sworn to before me, this 19th day of April, 2012. Notary Public My commission expires: 01/07/2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christine A. Watt	PrimeLending	**Map\Parcel: 172-08-0-B-045.00CO**
1817 Champions Drive	18111 Preston Rd #900	
Nashville, TN 37211	Dallas, TX 75252	

FOR AND IN 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 ACKNOWLEDGE, WE,

Virginia B. Higgins-Cannady, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christine A. Watt, *unmarried*

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:

Land in DAVIDSON County, Tennessee, being Lot No. 45, Phase Two, on the Plan of Bridle Downs, of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Virginia B. Higgins by Warranty Deed from Lisa Dawn Nichols Pegram, of record in Book 10021, Page 548, dated April 19, 1996, Register's Office for Davidson County, Tennessee. Virginia B. Higgins has since married and subsequently divorced and now known as Virginia B. Higgins-Cannady.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 241, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7448, Page 772 and amended in Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8814, Page 604, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 8838, Page 983, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7797, Page 477 and Book 7797, Page 485, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7266, Page 813, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 8814, Page 639, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20120029703 DEEDWARR
Recvd: 04/24/12 08:30 2 pgs
Fees:13.00 Taxes:610.13
20120424-0034783

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1817 Champions Drive, Nashville, TN 37211.

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 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 GRANTEES, 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 19th day of April, 2012.

Virginia B. Higgins-Cannady
Virginia B. Higgins-Cannady

*Ellis Thomas Cannaday, former spouse of Virginia B. Higgins-Cannandy, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

E. T. Cannaday
Ellis Thomas Cannady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Virginia B. Higgins-Cannady , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ellis Thomas Cannady , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires: 9-23-13

File #: **120303JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027