BK/99
GSPM

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120033339 DEEDWARR
Recvd: 05/07/12 09:41 2 pgs
Fees:13.00 Taxes:971.25
20120507-0038973

R-VRES-12-2110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2012.

Notary Public JONNA L. HALL

MY COMMISSION EXPIRES: 9-22-2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY 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:	MAP-PARCEL NUMBERS
Kenneth T. MacLeish	SWBC Mortgage Corporation	
2110 Early Avenue	(NAME) 5055 Maryland Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	083-03-0-101.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereina fter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DOUGLAS F. WATSON AND PATRICIA MORENO WATSON, FKA PATRICIA MORENO, HUSBAND AND WIFE AND LUZ STELLA MORENO, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do 'transfer and convey unto KENNETH T. MACLEISH AND RACHAEL L. POMERANTZ, 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. 42 ON THE PLAN OF PONTOTOC SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 113, 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 DOUGLAS F. WATSON, A MARRIED PERSON, PATRICIA MORENO, A MARRIED PERSON AND LUZ STELLA MORENO, A MARRIED PERSON, BY DEED FROM TERENCE R. BOOSZ OF RECORD AT INSTRUMENT NO. 20080929-0098621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 17, 2008.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS F. WATSON, A MARRIED PERSON, PATRICIA MORENO, A MARRIED PERSON AND LUZ STELLA MORENO, A MARRIED PERSON, BY DEED FROM BEN F. WORSHAM, IV, OF RECORD AT INSTRUMENT NO. 20071004-0118417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AU GUST 30, 2007.

THE SAID PATRICIA MORENO HAVING SINCE MARRIED AND NOW BEING KNOWN AS PATRICIA MORENO WATSON.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF LUZ STELLA MORENO.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 113; BOOK 1291, PAGE 37; 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 2110 Early Avenue, 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.

Witness my/our hand(s) this 4th day of May, 2012.

Douglas F. Watson

Patricia Moreno Watson

Luz Stella Moreno by Patricia Moreno Watson, as attorney-in-fact

Luz Stella Moreno by Patricia Moreno Watson as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas F. Watson and Patricia Moreno 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 4 day of May, 2012

Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Patricia Moreno Watson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Luz Stella Moreno and who acknowledged he/she/they executed the same as the free act and deed of the said Luz Stella Moreno.

Witness my hand and official seal, this the 4 day of May, 2012.

Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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