BILL GARRETT, Davidson County
Trans:T20120033865 DEEDWARR
Recvd: 05/08/12 12:33 4 pgs
Fees:23.00 Taxes:740.00
20120508-0039768

# GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

| Address New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Marshall Property Management, LLC<br>PO Box 1704<br>Goodlettsville, TN 37070 | Same | Map-Par<br>01812007300 |

State of Tennessee )
County of Williamson )

The actual consideration or value for this transfer, whichever is greater is $200,000.00

Affiant

Sworn to and subscribed before me this 7th day of May 2012.

My commission expires: 11-3-2015 Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Betty C. Watson, formerly known as Betty C. Elmore** (the "Grantor"), a married woman, has this day bargained and sold and does hereby transfer and convey unto the said **Marshall Property Management, LLC** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Mansker Hgts. Comm. Lots, of record in Book 4675, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTHUR JAMES ELMORE, JR. and BETTY C. ELMORE, by deed from KEITH TURKETT and wife, DEBBIE TURKETT, of record in Book 9784, Page 33, dated September 1, 1995, said Register's Office. ARTHUR JAMES ELMORE, JR. has since conveyed his interest in said property to BETTY C. ELMORE by quit claim deed of record in Instrument No. 20020207-0016755, dated December 10, 2001, said Register's Office.

This is improved property known as: 680 North Main Street, Goodlettsville, Davidson County, Tennessee, 37072.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand on this 7th day of May 2012.

**GRANTOR:**

Betty C. Watson Betty C. Elmore

**BETTY C. WATSON f/k/a BETTY C. ELMORE**

Thurman E. Watson hereby joins in this conveyance for the purposes of relinquishing any and all interest he may have in the subject property by virtue of marriage to the Grantor.

Thurman E. Watson

**THURMAN E. WATSON**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Betty C. Watson**, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained. Further, affiant made oath that she was formerly known as Betty C. Elmore.

WITNESS my hand and official seal at Brentwood, Tennessee this 7th day of May 2012.

My Commission Expires:
11-3-2015

E. Prophet

**NOTARY PUBLIC**

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Thurman E. Watson**, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 7th day of May 2012.

My Commission Expires:
11-3-2015

**NOTARY PUBLIC**

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 01812007300.

2. Matters shown on the Plan of record in Book 4675, Page 117, said Register's Office.