THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $57,000.00.

Becky Watkins
Affiant

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

Notary Public

My Commission Expires:

Address of Owners	Address of Property	Send Tax Bills To	Map, Parcel Nos.
Becky Watkins	116 Prescott Place	Owner	
116 Prescott Place			119-10-0A-116.00 CO
Nashville, Tennessee 37211	Nashville, Tennessee 37211		

BILL GARRETT, Davidson County
Trans:T20120058772 DEEDWARR
Recvd: 08/08/12 11:38 2 pgs
Fees:13.00 Taxes:210.90
20120808-0070700

WARRANTY DEED

IN CONSIDERATION of the sum of One and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Paul Raymond McCombs, IV, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Becky Watkins,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 116, of Prescott Place Condominiums, of record in Book 6200, page 257 and supplemented in Book 6250, Page 537, Register's Office for Davidson County, Tennessee, a condominuim according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 6615, page 743 as amended in Book 6639, Page 416 and Book 6779, Page 691, said Register's Office, and the By-Laws of record in Book 6615, page 772, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Prescott Place Condominiums, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.
>
> Being all of the same property conveyed to Paul Raymond McCombs, IV, unmarried, by Warranty Deed from Christopher S. Buchanan, unmarried, dated October 5, 2007, of record in Instrument No. 20071010-0120700, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and

defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1 day of August, 2012.

Paul Raymond McCombs IV by Cynthia MacLean. POA
Paul Raymond McCombs, IV

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Cynthia W. MacLean, Attorney in Fact for Paul R. McCombs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1 day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 2-24-2013

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY