BILL GARRETT, Davidson County
Trans:T20120071630 DEEDWARR
Recvd: 09/24/12 09:20 2 pgs
Fees:13.00 Taxes:666.00
20120924-0086383

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William G. Wathen
1637 Stewarts Ferry Pike
Hermitage, TN 37076

MORTGAGEE
Wilson Bank and Trust
P. O. Box 768
Lebanon, TN 37088

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 110-00-0
PARCEL 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Gregory Wathen and Steven Carl Wathen and Vicki Lynn Wathen,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William G. Wathen and wife, Rose A. Wathen,** 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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being tract 4 of the Wright Lands unrecorded, described according to a survey dated April 4, 1972, by Stanford and Associates, Inc.

Said Lot 4 fronts 200 feet on the northerly side of the centerline of Stewarts Ferry Road and runs back 675 feet between parallel lines to a line at the rear measuring 200 feet thereon.

Being the same property conveyed to William D. Wathen and wife, Peggy J. Wathen, by Warranty Deed from John Gardner Myers and wife, Winnifred S. Myers, dated April 26, 1975 and filed of record in Book 4912, Page 579, Register's Office for Davidson County, Tennessee. Peggy J. Wathen died on December 17, 2003 leaving William D. Wathen as the surviving tenant by the entirety. The said William D. Wathen died on December 16, 2010, and the property is conveyed by the Devises pursuant to the terms of his Last Will and Testament and Probate Court Order as of record in Case No. 11P75, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1637 Stewarts Ferry Pike Hermitage, TN 37076.**

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, their heirs

and assigns, forever; and we do covenant with 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 our hands this 13th day of September, 2012.

William Gregory Wathen

Steven Carl Wathen

Vicki Lynn Wathen

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Gregory Wathen and Steven Carl Wathen and Vicki Lynn Wathen, the bargainor(s) 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 13th day of September, 2012.

NOTARY PUBLIC

WILSON COUNTY TENNESSEE NOTARY PUBLIC DEAN ROBINSON STATE OF

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of September, 2012.

NOTARY PUBLIC

WILSON COUNTY TENNESSEE NOTARY PUBLIC DEAN ROBINSON STATE OF

My Commission Expires: 1.5.16