WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

G-ZR-12-3401

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas J. Tozer	Pinnacle Bank	
(NAME)	(NAME)	
3401 Anderson Road #28	150 3rd Ave., South, Suite 900	**136-15-B-28.00 CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **RONALD WATSON, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS J. TOZER AND LINDA A. TOZER, MARRIED,** 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 28, SMITH SPRINGS TOWNHOMES, PHASE 1, REVISION 2 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGE 16, REVISED IN PLAT BOOK 11700, PAGE 42 AND INSTRUMENT NO. 20010629-0068936, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RONALD WATSON BY SPECIAL WARRANTY DEED FROM MERRILL LYNCH CREDIT CORPORATION, RECORDED ON THE 6TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110406-0026492, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK BOOK 11700, PAGE 16 REVISED IN BOOK 11700, PAGE 42 AND INSTRUMENT NO. 20010629-0068936; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11666, PAGE151; CHARTER OF RECORD IN BOOK 11666, PAGE 149; STROMWATER DETENTION AGREEMENT OF RECORD IN BOOK 11540, PAGE 482; QUITCLAIM DEED TO HOA OF RECORD IN INSTRUMENT NO. 20000111-0003643; SMITH SPRINGS TOWNHOMES ASSOCIATION, INC RULES AND REGULATIONS OF RECORD IN INSTRUMENT NO. 20110816-0063130 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3401 Anderson Road #28 Antioch, Tennessee 37013**
(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.

BILL GARRETT, Davidson County
Trans:T20120072052 DEEDWARR
Recvd: 09/25/12 09:59 2 pgs
Fees:13.00 Taxes:442.15
20120925-0086939

Witness my/our hand(s) this 24th day of September, 2012.

Ronald Watson by Marla G. Thompson, AIF

Ronald Watson by Marla G. Thompson,
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of September, 2012, before me personally appeared Marla G. Thompson 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 Ronald Watson as per the Power of Attorney of record in Instrument No. 20120424-0034769, Register's Office for Davidson County, Tennessee and who acknowledged she executed the same as the free act and deed of the said Ronald Watson.

Witness my hand and official seal, this the 24th day of September, 2012.

C. Loy Carney

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212