WARRANTY DEED

STATE OF TENESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Watson	James Watson	16311001000
(NAME)	(NAME)	
2985 Baby Ruth Lane	2985 Baby Ruth Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jimmy H. Legnon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Watson, 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:

Being Lot No. 10 on the Plan of Baby Ruth Lane Estates, Section Two, as of record in Plat Book 11190, page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy H. Legnon, by deed of record in Instrument Number 20040907-0108038, Register's Office for Davidson County, Tennessee.

Subject all matters as shown on Plan of Baby Ruth Lane Estates of record in Plat Book 11190, page 102, Register's Office for Davidson County, Tennessee. Charter for Homeowner's Association of record in Instrument Number 20010921-0102359, Register's Office for Davidson County, Tennessee. Quit Claim Homeowner's Association of record in Instrument Number 20000906-0088102, Register's Office for Davidson County, Tennessee. Plat sets out said property is subject to HOA. This conveyance is subject to Restrictive Covenants of record in Deed Book 11178, page 26, Register's Office for said County. Easements of record in Book 475, page 328, Book 3843, page 727, and Book 1229, page 5, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2985 Baby Ruth Lane, Antioch, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20120090164 DEEDWARR
Recvd: 11/27/12 10:46 2 pgs
Fees:13.00 Taxes:432.53
20121127-0108721

Witness my hand this 21st day of November, 2012.

Jimmy H. Legnon

STATE OF TENESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy H. Legnon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of November, 2012.

Commission expires:

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013