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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **360,000.00**.
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21st** DAY OF **November** **2012** Notary Public MY COMMISSION EXPIRES: 5/6/2013 (AFFIX SEAL)

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan S. Watson	**SWBC Mortgage Corporation**	MAP 159-00
1230 Old Hickory Blvd.	**9311 San Pedro #100**	PARCEL 023
Brentwood, TN 37027	**San Antonio, TX 78216**	
(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, WE, **Gary N. Hudson and Patricia K. Orten and Mary Katherine Tack (a/k/a Kathy Tack) and Kay Hudson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan S. Watson and wife, Jennifer B. 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:

See Exhibit "A" attached hereto.

BILL GARRETT, Davidson County
Trans:T20120091463 DEEDWARR
Recvd: 11/30/12 15:44 3 pgs
Fees:18.00 Taxes:1332.00
20121130-0110247

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1230 Old Hickory Blvd., Brentwood, TN 37027.**

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 ~~an~~ our ~~s~~ hand(s) this the 21st day of November, 2012.

Mary Katherine Tack
Mary Katherine Tack

Gary N. Hudson, Kathy Tack, Attorney-in-Fact
Gary N. Hudson by Kathy Tack, Attorney-in-Fact

Patricia K. Orten
Patricia K. Orten

Kay Hudson
Kay Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Katherine Tack** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Tack** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Gary N. Hudson**, as his Attorney in Fact, as the free act and deed of the within named **Gary N. Hudson**.

Witness my hand and official seal this the 21st day of November, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Patricia K. Orten** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 21st day of November, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Exhibit "A"

Beginning at a point in the center line of Old Hickory Boulevard, 638 feet westerly from the intersection of the center lines of said Old Hickory Boulevard and Granny White Pike, said point being also the southwest corner of a tract conveyed to John Lewis Lee and wife, by deed from Rachel Jean McCall, of record in Book 2496, Page 366, said Register's Office; thence with Lee's westerly line North 0 deg. 07' West 461.35 feet to a stake in Lee's northwest corner; thence North 30 deg. 09' East 199.5 feet to a stake; thence North 72 deg. 45' West 150.0 feet to a stake in the easterly boundary line of the lands owned by Gideon Morrell; thence with Morrell's northern line, South 51 deg. 00' East 284.0 feet to a point in the center line of Old Hickory Boulevard; thence with the center of said Boulevard, South 81 deg. 15' East 110.5 feet to a point, South 80 deg. 00' East 28.0 feet to the beginning, containing 3.2 acres, more or less.

Being the same property conveyed to Robert L. Hudson and Grace C. Hudson (n/k/a Grace C. Fessenden) by General Warranty Deed from Clarence G. Shaub and wife Jane W. Shaub of recored in Book 3499, page 523 Register's Office for Davidson County, Tennessee. The said Robert L. Hudson and Grace S. Hudson having since divorced. Grace C. Fessenden having conveyed her interest in the subject property to Gary N. Hudson, Patricia K. Orten and Mary Katherine Tack by Quitclaim Deed of record as Instrument Number 20030531-0073501 said Register's Office. The said Robert L. Hudson having since died and devising his interest in the property to his wife, Kay A. Hudson as to a Life Estate interest with the remainder to Gary Hudson, Patricia Orten and Kathy Tack. The Last Will and Testament of Robert L. Hudson was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Probate Case Number 03P-730.