BILL GARRETT, Davidson County
Trans:T20130009318 DEEDQC
Recvd: 02/04/13 09:35 2 pgs
Fees:12.00 Taxes:0.00
20130204-0011134

Name and Address of New Owner: Kaylin S. Watson 7116 Bay Cove Trail Nashville, Tennessee 37221	Send Tax Bills To: Kaylin S. Watson 7116 Bay Cove Trail Nashville, Tennessee 37221
Map & Parcel Number(s): 141120B03700CO	This Instrument Prepared By: Presley Law Firm 1384 Gunbarrel Road, Suite B Chattanooga, Tennessee 37421

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sean Watson, "the Grantor," conveys and quitclaims unto Kaylin S. Watson, "the Grantee," all his right, title and interest in and to the following described real estate in:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: Being Lot No. 30 on the Plan of Phase 2 Southampton of record in Book 5200, Page 595, amended in Book 6150, Page 248, Register's Office for said County, to which Plan reference is made for a complete description.

For prior title see deed in Doc. No. 20120618-0053301, in the Register's Office of Davidson County, Tennessee.

Property known as 7116 Bay Cove Trail, Nashville, TN 37221, Map Parcel No. 141120B03700CO.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc., as shown on recorded plat.

Taxes for 2013 and subsequent years.

The Plan, with Owner's Certificate of record in Book 5200, Page 595, amended in Book 6150, Page 248, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot. Said setback line was amended to 20 feet by instrument of record in Book 6150, Page 298, said Register's Office.

The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, Page 430, Book 6189, Page 940, By Laws in Book 6355, Page 517, said Register's Office, which sets forth

assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 22nd day of January, 2013.

Sean Watson

GRANTOR

STATE OF Louisiana)
)
COUNTY OF Bossier)

Before me, a Notary Public of the State and County aforesaid, personally appeared Sean Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 22nd day of January, 2013.

BRIDGET P. BACLE
NOTARY ID NO. 67050
NOTARY PUBLIC LOUISIANA
BOSSIER PARISH

Bridget P. Bacle
Notary Public
My commission expires: for life
Bridget P. Bacle

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Hamilton)

I hereby swear and affirm that there was no consideration for this transfer and that there is no transfer tax due under Tenn. Code Ann. Section 67-4-409.

(Affiant)

Sworn to and subscribed before me this 29th day of January, 2013.

Notary Public
My commission expires: 12/20/16

BUDDY B. PRESLEY JR.
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY