WARRANTY DEED

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$155,000.00**

Ashley Salisbury
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF FEBRUARY, 2013.

Connie J. Buchanan
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-05064 WATSON CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Watson and Judith Watson	New Owner	129140A08400CO
70 Guinevere Court		
Lafayette, Indiana 47905		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES I. WARREN JR. AND MARJORIE L. WARREN AND HILARY STRICKLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES WATSON AND WIFE JUDITH WATSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6666 Brookmont Terrace, Unit 807, Nashville, TN 37205

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/or 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/or 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 hand on the 19th day of February, 2013.

James I. Warren, Jr.
by: _____, Attorney in Fact
James I. Warren Jr.
by: J. Carlton Drumwright, attorney in fact

Marjorie L. Warren
by: _____, Attorney in Fact
Marjorie L. Warren
by: J. Carlton Drumwright, attorney in fact

Hilary Strickland
by: _____, Attorney in Fact
Hilary Strickland
by: J. Carlton Drumwright, attorney in fact

BILL GARRETT, Davidson County
Trans: T20130017063 DEEDWARR
Recvd: 03/01/13 10:08 2 pgs
Fees: 13.00 Taxes: 573.50
20130301-0020604

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, J. Carlton Drumwright with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of JAMES I. WARREN JR. AND MARJORIE L. WARREN AND HILARY STRICKLAND, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for, JAMES I. WARREN JR. AND MARJORIE L. WARREN AND HILARY STRICKLAND and is authorized by JAMES I. WARREN JR. AND MARJORIE L. WARREN AND HILARY STRICKLAND to execute this instrument on his/her behalf.

On the 19th day of February, 2013, before me personally appeared 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 and acknowledged that executed the same as the free act and deed of said .

Witness my hand and official seal at Franklin, Tennessee
Notary Public Pam S. Houser
My Commission Expires: _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

13-05064 WATSON CD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Apartment Unit No. 807 of Wessex Towers Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat Wessex Towers Condominiums of record in Book 5200, Pages 142 and 143, said Register's Office, for a more complete identification and description of such unit. Being the same property conveyed to James I. Warren Jr. and wife, Marjorie L. Warren and Hilary Strickland, unmarried tenants in common with rights of survivorship by Warranty Deed from Alica Odom McCutcheon, married, recorded on the 25th day of September, 2007 in Instrument No. 20070925-0114296, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of James I. Warren Jr. and Marjorie L. Warren, and Hilary Strickland pursuant to a power of attorney executed by the same on the 02/14/2013, and being filed for in Instrument # 20130301-0020601, Register's Office for Davidson County, Tennessee.
20130301-0020602 & 20130301-0020603
This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESSEX TOWERS CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 142 and 143, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter recorded in Book 5412, Page 451.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777 and Instrument Nos. 20011127-0129399, 20080624-0065008 and 20120516-0042527; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.