THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13040135**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,900.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2013. Notary Public My Commission Expires: 3/24/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20130045622 DEEDWARR
Recvd: 05/31/13 15:27 2 pgs
Fees:13.00 Taxes:787.73
20130531-0055280

WARRANTY DEED

Address New Owner: Kevin Fulda 2008 Avalon Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073-01-0-281.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew M. Watson and Christine E. Watson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Fulda , an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Martin Subdivision, Tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, of record in Plat at Instrument No. 20040211-0016728, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew M. Watson and wife, Christine E. Watson by Warranty Deed from Norma Lawler and husband, Ronald L. Lawler, of record at Instrument No. 20100526-0040529, Register's Office for Davidson County, Tennessee, dated May 24, 2010 and recorded on May 26, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record as Instrument Number 20040211-0016728, Register's Office of Davidson County, Tennessee.

This is improved property located at 2008 Avalon Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2013.

Andrew M. Watson

Christine E. Watson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew M. Watson and Christine E. Watson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014