WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065359 DEEDWARR
Recvd: 07/31/13 10:36 3 pgs
Fees:18.00 Taxes:499.50
20130731-0079671

20135528

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: July 19, 2014
(AFFIX SEAL)

MARK D. BOLES, SR. ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARK D. BOLES, SR., ATTORNEY AT LAW
123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-GROUP-PARCEL NUMBERS
Kimberly S. Groom Donald L. Groom	Mortgage Investors Group	151 10 0A 278.00--
(NAME) 1416 Chesterbrook Court	(NAME) 8320 East Walker Springs Lane #200	-
(ADDRESS) Antioch, TN 37013	(ADDRESS) Knoxville, TN 37923	-
(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/WE, **CHRISTOPHER G. WATSON, STEPHANIE WATSON, F/K/A STEPHANIE SCOTT, AND DANNY G. WATSON AND ANN R. WATSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY S. GROOM AND DONALD L. GROOM, AS JOINT TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **MONTGOMERY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 203, Phase 3, Villages of Long Hunter, PUD, according to plat and survey of same appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

This being the same property conveyed to Christopher G. Watson, Stephanie Watson, f/k/a Stephanie Scott, and Danny G. Watson and Ann R. Watson, husband and wife by Warranty Deed from Randyn S. Caldwell, married on 5/28/2009 and recorded on 6/1/2009 in Instrument 20090601-0049839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) terms, provision, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, by-laws of record in Instrument No. 20041022-0127537, Charter of Villages of Long Hunter of record in Instrument No. 20010531-0056381, easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8197, Page 288, Book 8358, Page 91, Book 8358, Page 94, easements of record in Instrument No. 20000103-0107415, reservation for a graveyard and right of way of record in Book 1115, Page 302, easements to Crossman Communities of TN, LLC of record in Instrument No. 20000906-0088272 and Instrument No. 20000906-0088271, easement to Tennessee

Telephone Company of record in Book 9661, Page 919, easement to United States of America of record in Book 2338, Page 466, Declaration of Taking of record in Book 4446, Page 423 and Judgment of record

in Book 435, Page 351, for a 150' wide easement for the use of the Tennessee Valley Authority, and a Stormwater Detention Agreement of record in Instrument No. 20020718-0086411, Register's Office Davidson County, Tennessee (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions and setback lines as shown by Plat of record, and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1416 Chesterbrook Court, 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.

Witness our hands this 26th day of July, 2013.

Danny G. Watson

Christopher G. Watson

Ann R. Watson

Stephanie Watson

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

On this 26th day of **July 2013**, before me, **Mark D. Boles, Sr.**, personally appeared **Christopher G. Watson and Stephanie Watson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence their identity and who acknowledged that they executed the foregoing instrument and that the execution of same was their free act and deed.

Sworn to and subscribed before me this 26th day of July, 2013. In witness whereof I have hereunto set my hand and affixed my official seal at Clarksville, Tennessee.

My Commission expires: July 19, 2014

MARK D. BOLES, SR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Mark D. Boles, Sr. Notary Public

STATE OF ALABAMA
COUNTY OF Lauderdale

On this 25th day of **July 2013**, before me, the undersigned Notary Public, personally appeared **Danny G. Watson and Ann R. Watson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence their identity and who acknowledged that they executed the foregoing instrument and that the execution of same was their free act and deed.

Sworn to and subscribed before me this 25th day of July, 2013. In witness whereof I have hereunto set my hand and affixed my official seal at Florence, Alabama.

My Commission expires: October 12, 2015

Teresa W. Rasch
Notary Public

Teresa W. Rasch
Please Print Name of Notary Public

