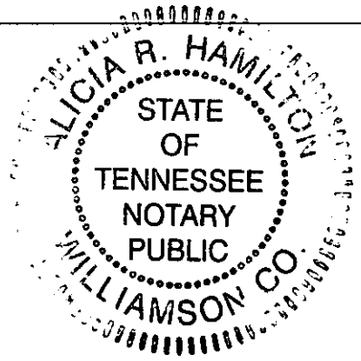
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever is greater,~~ for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2013.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130076554 DEEDWARR
Recvd: 09/04/13 15:18 2 pgs
Fees:13.00 Taxes:773.30

20130904-0093325

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terry Watson **Margaret Watson**	**New Owner**	**Map/Parcel: 181-03-0-A-016.00CO**
5909 Tee Pee Tr aka 6568 Broken Bow Dr.		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

William E. Cook and wife, Jennifer Cook

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

Terry Watson and wife, Margaret 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Indian Creek Estates Section One of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William E. Cook, II and wife Jennifer Cook, by Warranty Deed from DLJ Mortgage Capital, Inc., of record in Instrument No. 20090407-0031634, Dated March 26, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 556 and 557, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10752, Page 553, Book 11708 Page 575, Instrument No. 2000072-0074152 and Instrument No. 20030509-0062505, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 9700, Page 391, Register's Office for DAVIDSON County, Tennessee.
Cemetery Easement of record in Book 6549, Page 403, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement in Book 10729, Page 380, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA in Book 11031, Page 79., Register's Office for DAVIDSON County, Tennessee.
Deed to HOA in Book11033, Page 519, Register's Office for DAVIDSON County, Tennessee.
By laws in Book 11033, Page 509, and amended by Instrument No. 20000727007415 3, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5909 Tee Pee Tr aka 6568 Broken Bow Dr., Antioch, TN 37013.

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 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 my/our hand(s) this 28th day of August, 2013.

William E. Cook

Jennifer Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, William E. Cook and Jennifer Cook , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130560JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027