BILL GARRETT, Davidson County
Trans:T20130078644 DEEDWARR
Recvd: 09/11/13 10:21 2 pgs
Fees:13.00 Taxes:481.00
20130911-0095810

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-8051

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF Sept., 2013.

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Joshua Myers
Haley Myers
3938 W. Valley Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Joshua Myers
Haley Myers
3938 W. Valley Dr.
Nashville, TN 37211

MAP-PARCEL:
14809013100

WARRANTY DEED

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

Adriana F. Watt and husband, Christopher P. Watt

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Myers and Haley Myers, husband and wife

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

Being Lot No. 19, on the Plan of Locustwood Subdivision, Section 4, of record in Book 2330, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 19, fronts 85.4 feet on the southeasterly side of West Valley Drive and runs back 190 feet on the northeasterly line and 173.4 feet on the southwesterly line to a dead line in the rear measuring 86.7 feet thereon.

Being the same property conveyed to Adriana F. Watt and husband, Christopher P. Watt by deed on 06/22/2007 from Louise A. Wilson, surviving spouse of Charlie V. Wilson, filed for record on 06/28/2007 in Instrument No. 20070628-0077487, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3938 W. Valley Dr., Nashville, TN 37211.

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, his heirs and assigns forever; and Ie do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 6 day of Sept., 2013.

Christopher Watt

Christopher Watt

Adriana Watt

Adriana Watt

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adriana F. Watt and husband, Christopher P. Watt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN. this 6 day of Sept, 2013.

DeAnna Gwyn
Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY