WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130083033 DEEDWARR
Recvd: 09/25/13 14:23 2 pgs
Fees:13.00 Taxes:434.75
20130925-0100854

ROBERTSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF EDWARDS

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest A. Sircy, Jr	SAME	053-09-0-23.00
(NAME) 1336 Cheyenne Blvd.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12-1327

For and 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,/ we Phyllis M. Watson, Sole Trustee of The Charles B. Watson Sr. and Phyllis M. Watson Revocable Living** Trust **here**inafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ernest A. Sircy, Jr. and Gary L. Sircy Joint Tenants with Right of Surviorship** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in **Sumner County**, State of Tennessee, described as follows, to-wit.
:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section 2, Sequoia Valley of record in Plat Book 3700, Page 114, 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 The Charles B. Watson, Sr. and Phyllis M. Watson Revocable Living Trust by Deed from Charles B. Watson, Sr. and wife, Phyllis M. Watson of record at Instrument No. 20000214-0014563, Register's Office for Davidson County, Tennessee, dated February 10, 2000 and recorded on February 14, 2000.

Being the same property previously conveyed to Charles B. Watson and wife, Phyllis M. Watson by Warranty Deed from Lois B. Warren, unmarried, of record in Book 9044, page 372, Register's Office for Davidson County, Tennessee, dated August 6, 1993 and recorded on August 11, 1993.

Memorandum of Trust dated June 24, 1999 and recorded July 2, 1999 in Book 11555, page 77, Register's Office for Davidson County, Tennessee. Charles Bennett Watson died October 26, 2011 leaving Phyllis M. Watson as Sole Trustee per Part One, Item 1.05 (3)(a) of the Living Trust Agreement of Charles B. Watson, Sr. and Phyllis M. Watson, dated June 24, 1999, not of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1336 Cheyenne Blvd, Madison TN 37115 aka 1246 Apache Lane (corner lot)

(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 GRANTEE, his/her heirs and assigns forever; and we 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 ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of August, 2013.

Phyllis M. Watson
Phyllis M. Watson,

Phyllis M. Watson sole Trustee
Phyllis M. Watson, sole Trustee of The Charles B. Watson Sr. and Phyllis M. Watson Revocable Living Trust

STATE OF Virginia
COUNTY OF Loudoun

On this 15th day of August , 2013 before me personally appeared Phyllis M. Watson to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 6/30/2015

LINDSAY E. WILLIAMS NOTARY PUBLIC REG # 7384213 COMMISSION EXPIRES 6/30/2015 COMMONWEALTH OF VIRGINIA

State of Virginia
COUNTY OF Loudoun

On this, 15th day of August, 2013 personally appeared before me, Phyllis A. Watson, 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 and who further acknowledged that she is the Sole Trustee of Charles B. Watson SR., and is authorized by Trust to execute this instrument on their behalf, as Phyllis M. Watson, Sole Trustee of Charles B. Watson SR. free act and deed.

Witness my hand, at office, this 15th August, 2013

My commission expires: 6/30/2015

Notary Public

LINDSAY E. WILLIAMS NOTARY PUBLIC REG # 7384213 COMMISSION EXPIRES 6/30/2015 COMMONWEALTH OF VIRGINIA