BILL GARRETT, Davidson County
Trans:T20130092712 DEEDWARR
Recvd: 10/29/13 16:03 2 pgs
Fees:13.00 Taxes:314.50

20131029-0112440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF October, 2013.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David A. Watson and Kathy R. Watson 1130 Hitt Lane Goodlettsville, TN 37072	David A. Watson and Kathy R. Watson 1130 Hitt Lane Goodlettsville, TN 37072	025-00-0-009.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FRANK T. BRYANT AND WIFE, MAGGIE L. BRYANT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DAVID A. WATSON AND KATHY R. WATSON, WITH RIGHT OF SURVIVORSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Surveyors, June 23, 1960, as follows:

Beginning at an iron pin in the westerly margin of Hitt Lane, in the margin of the Jean Shane, Jr., property; thence with the margin of said Lane as follows: S 49°43' E, 90.5 feet to a point; thence continuing with the margin of said Lane, S 41°40' E, 99.2 feet to a point; thence continuing with said Lane, S 32°26' E, 98.0 feet to a point; thence continuing with said Lane, S 21°20' E, 147.1 feet to a point; thence continuing in a straight line, S 18°07' E, 200 feet to an iron pin in the margin of Hitt Lane; thence S 82° 10' W, 324.8 feet to an iron pin; thence N 01°42' E, 590 feet to the point of beginning, containing 2.7 acres more or less.

Being the same property conveyed to FRANK T. BRYANT AND WIFE, MAGGIE L. BRYANT, by deed from HAROLD J. PATTON AND WIFE, JEANETTE E. PATTON, of record in Book 4069, page 934, dated October 19, 1966, said Register's Office.

This improved property is known as 1151 Hitt Lane, Goodlettsville, TN 37072.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of October, 2013.

Frank T. Bryant

Frank T. Bryant

Maggie L. Bryant

Maggie L. Bryant

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frank T. Bryant and Maggie L. Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of October, 2013.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY