NEW OWNER:

CARLTON WATSON and CAROL J. WATSON
521 DUTCHMANS DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

PEOPLES HOME EQUITY
5205 MARYLAND WAY #101
BRENTWOOD, TN 37027

Map & Parcel 07507013500

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0715

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130094918 DEEDWARR
Recvd: 11/06/13 12:46 3 pgs
Fees:18.00 Taxes:555.00
20131106-0115220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID C. ADAMS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CARLTON WATSON and wife, CAROL WATSON, tenants by the entirety**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 107 on the Plan of Section 3 Highlands of Tulip Grove, as shown on the plat of the same of record in Plat Book 4675, Page 140, as amended in Book 7390, Page 844, and as further amended in Book 10479, Page 219, in the Register's Office for Davidson County, Tennessee, to which plat and amendments specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DAVID C. ADAMS, unmarried by Warranty Deed from Harold Kuhn and wife, Gwen Kuhn, dated November 21, 2001, and of record in Instrument No. 20011127-0129080, Register's Office for DAVIDSON County, Tennessee. David C. Adams is now married to Dolores S. Adams.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **521 DUTCHMANS DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 4675, Page 140, as amended at Book 7390, Page 844, and Book 10479, Page 219, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, DOLORES S. ADAMS, spouse of the said David C. Adams, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 31st day of October, 2013.

David C. Adams
DAVID C. ADAMS

Dolores S. Adams
DOLORES S. ADAMS

STATE OF Pennsylvania

COUNTY OF Cambria

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID C. ADAMS and DOLORES S. ADAMS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2013.

Brenda A. McConnell
NOTARY PUBLIC

My commission expires: 09-07-2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brenda A. McConnell, Notary Public
Patton Boro, Cambria County
My Commission Expires Sept. 7, 2016
Member, Pennsylvania Association of Notaries

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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY