BILL GARRETT, Davidson County
Trans:T20140008154 DEEDWARR
Recvd: 02/04/14 14:07 3 pgs
Fees:18.00 Taxes:456.95
20140204-0009945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00.

Michael W. Davidson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2014.

Brandy Gomaz
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:
Michael W. Davidson and Tina Davidson 1151 Hitt Lane Goodlettsvile, TN 37072	Mortgage Investors Group 8320 E. Walker Springs Ln. Suite 200 Knoxville, TN 37923	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

DAVID A. WATSON AND KATHY R. WATSON, HUSBAND AND WIFE

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

MICHAEL W. DAVIDSON AND TINA DAVIDSON, HUSBAND AND WIFE

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 DAVID A. WATSON AND KATHY R. WATSON, WITH RIGHT OF SURVIVORSHIP, by deed from FRANK T. BRYANT AND WIFE, MAGGIE L. BRYANT, of record in Instrument No. 20131029-0112440, dated October 29, 2013, 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 31st day of January, 2014.

David A. Watson

Kathy R. Watson by David A. Watson

Kathy R. Watson, by David A. Watson, her Attorney-in-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David A. Watson, 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 31st day of January, 2014.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 31st day of January, 2014, before me personally appeared David A. Watson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathy R. Watson, and who acknowledged that he executed the same as the free act and deed of Kathy R. Watson.

Witness my hand and official seal at office, this 31st day of January, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

