WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Commission Expires August 23, 2016

G-PR-14-1211

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Graham T. Watson and Katherine D. Watson	**SunTrust Mortgage, Inc.**	
(NAME) **1211 A 5th Avenue North**	(NAME) **901 Semmes Avenue**	**82-9-C-2.00 CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANTONIO COMPTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GRAHAM T. WATSON AND KATHERINE D. WATSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 1211-A, on the Plan of Germantown Court Condominiums, as established by and shown as an exhibit to the Master Deed and By-Laws of record in Instrument No. 20031006-0147481; amended in Instrument No. 20050406-0037816; and further amended in Instrument No. 20060525-0061623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Compton, unmarried by Warranty Deed from Randall Owen Ratliff, unmarried, recorded on the 30th day of April, 2009 in Instrument No. 20090430-0039340, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 85 AND 86 D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, as recorded in Instrument No. 20040224-0020831, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, 20130903-0092714 and 20130903-0092717, Register's Office for Davidson County, Tennessee.
- By-Laws recorded in Instrument No. 20031006-1014781, amended at Instrument Nos. 20050406-0037816 and 20060525-0061623, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement recorded at Instrument No. 20030902-0126876, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1211 A 5th Avenue North, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140016515 DEEDWARR
Recvd: 03/11/14 13:45 2 pgs
Fees:13.00 Taxes:1202.13

20140311-0020435

Witness my/our hand(s) this the 5th DAY OF MARCH, 2014.

Antonio Compton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTONIO COMPTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212