WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049187 DEEDWARR
Recvd: 07/10/14 10:08 2 pgs
Fees:13.00 Taxes:564.25
20140710-0060720

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $152,500.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2014

Notary Public

My Commission expires: SEP 2 0 2016
(Affix Seal)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kellyn Watson	First National Mortgage Services, LLC	059.00-0-111.00
670 Ewing Drive	2230 Mercury Blvd.	
Nashville, TN 37207	Murfreesboro, TN 37130	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brian J. Wahl and Renee L.H. Wahl, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kellyn Watson and John J. Watson, tenancy by the entirety,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Located in the 12th Civil District of Davidson County, Tennessee, and more particularly described on map of an unrecorded survey of Richard B. Omohundro, Surveyor, dated April 19, 1960, being part of the original Marshall Waters Lands, as described in deed of record in Book 565, page 400, Register's Office for Davidson County, Tennessee, of Nashville. Beginning at a point in the southerly margin of New Ewing Road right-of-way, said point of beginning being the northwest corner of a 0.62 acre tract conveyed by J. R. Neely and wife, Ruby Waters Neely from Mr. Ola Waters, a widow, by deed of record in Book 3071, page 631, Register's Office for Davidson County, Tennessee, at Nashville, and running thence South 3 degrees 15 minutes West 271.1 feet to a point; thence North 88 degrees 22 minutes West 98.2 feet to a point; thence North 4 degrees East 250 feet to an iron pin in the southerly margin of New Ewing right-of-way, North 78 degrees 20 minutes East 51.6 feet to a point; thence continuing with the Southerly margin of New Ewing Road right-of-way, radius 1884.96 feet, 45.8 feet to the point of beginning, and being a part of Lot No. 8 shown on the unrecorded map of survey made by Eric Drake, County Surveyor for Davidson County, Tennessee, dated April 14 and 15 1936.

Being the same property conveyed to Brian J. Wahl and Renee L. H. Wahl, husband and wife, by Warranty Deed from Spencer M. Lewis and wife, Myra L. Lewis dated 12/6/07 of record in Instrument Number 20071219-0145396, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due payable.

This is improved property known as: **670 Ewing Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 3, 2014.

Brian J. Wahl by Irene Kelley as Attorney attorney in fact
In Fact

Renee L. H. Wahl

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Irene Kelley** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for **Brian J. Wahl** the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Brian J. Wahl** the bargainor(s), by the said **Irene Kelley**, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 3rd day of July, 2014.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Renee L.H. Wahl,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 3, 2014

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY