WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Amanda K Murra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2015.

Sonya M Branham
Notary Public

MY COMMISSION EXPIRES: 9-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Amanda Murra	Wells Fargo Bank, N.A.	041 03 0A 07900CO
(NAME)	(NAME)	
1420 Goodnight Court	800 Walnut Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Des Moines, IA 50309	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150253

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pamela L. Watson and Thomas Watson, wife and husband, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Amanda Murra, single, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 17 on the Plan of Section Two, Vantage Pointe, which plan appears of record in Instrument 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

AND BEING the same property conveyed to Pamela L. Watson and Thomas Watson wife and husband, by Special Warranty Deed from NVR, Inc., dated October 17, 2008 and filed of record in Instrument 20081020-0104937, Register's office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 20031009-0150482, Instrument 20060830-0107227 , Page and Instrument 20061002-0121913, and the By-Laws appended thereto of record in 20060830-0107227 , said Register's Office, Charter of record in Instrument 20060829-0106727, Register's Office aforesaid, and to easements, setback lines as indicated on aforesaid plat.

Together with and subject to Rights of others in and to common areas and/or elements

Unimproved ☐

This is improved ☒ property, known as 1420 Goodnight Court, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20150016515 DEEDWARR
Recvd: 03/06/15 14:38 2 pgs
Fees:13.00 Taxes:580.90
20150306-0019520

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 4th day of March, 2015.

Pamela L. Watson

Thomas Watson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pamela L. Watson and Thomas 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, at office, this 4th of March, 2015.

Notary Public
My Commission Expires: 9-21-15

