WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030803 DEEDWARR
Recvd: 04/23/15 10:57 3 pgs
Fees:18.00 Taxes:751.10
20150423-0036425

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$208,000.00~~ 203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of April 2015.

Notary Public

MY COMMISSION EXPIRES: March 5, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Dodson and Dana Dodson, husband and wife	Peoples Home Equity	126 15 0A 236.00
(NAME)	(NAME) $100	
8236 Canoe Court	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eight Thousand And No/100 Dollars ($208,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dustin R. Watson and wife, Cortnee Watson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Dodson and Dana Dodson, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot Number 214 on the Plan of Boone Trace at Biltmore, Section Five, of record as Instrument Number 2000622-0062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Dustin R. Watson and wife, Cortnee Watson by Warranty Deed from Jeffrey R. Smith and wife, Jennifer L. Smith dated June 10, 2009 and recorded June 15, 2009 in Instrument No. 20090615-0055265, as said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 8236 Canoe Court, Nashville, TN 37221

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 3rd day of April, 2015.

x _____

Dustin R. Watson

x Cortnee Watson by Dustin R Watson attorney in fact

Cortnee Watson by Dustin R. Watson, Attorney In Fact

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STATE OF TENNESSEE

COUNTY OF

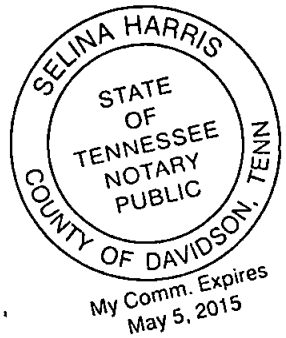
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Dustin R. Watson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2015.

Notary Public

My Commission Expires:

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

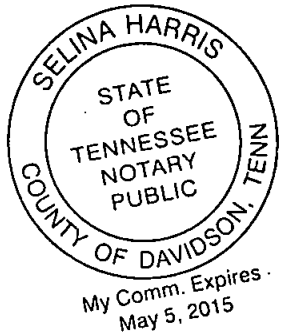
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dustin R. Watson , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cortnee Watson, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Cortnee Watson, for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2015.

Notary Public

My Commission Expires:

(SEAL)



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