BILL GARRETT, Davidson County
Trans:T20150033991 DEEDWARR
Recvd: 05/04/15 14:04 2 pgs
Fees:13.00 Taxes:684.50
20150504-0040240

This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

File # 150552TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Paul S. Watson	**First Community Mortgage**	**181-14-50.00 CO**
8211 Rossi Road	**275 Robert Rose Drive**	
Brentwood, TN 37027	**Murfreesboro, TN 37129**	

WARRANTY DEED

For and in 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, **Kimberly Spears and Jeff Spears, wife and husband**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Paul S. Watson and Stephanie A. Watson, 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 Davidson County, Tennessee, being Unit 50 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kimberly Spears, fka Kimberly Letson, married, by deed from Richard Letson and Patricia Letson, husband and wife, of record in Instrument Number 20111014-0080065, dated on 9/30/11 and recorded 10/14/11 in Register's Office of Davidson County.

Jeff Spears, spouse of Kimberly Spears, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Kimberly Spears and Jeff Spears** do covenant with the said Grantees that he/she/they are lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Kimberly Spears and Jeff Spears** further covenant and bind his/her/their 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.

This is property is known as: **8211 Rossi Road , Brentwood, TN 37027**.

Executed on this 30th day of April. 2015

Kimberly Spears

Kimberly Spears

Jeff Spears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, **Kimberly Spears and Jeff Spears, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of April, 2015.

Notary Public

My Commission Expires: 1-8-19

T. C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of April, 2015.

Notary Public

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires:_____