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New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Sarah Norris
1306 Eastland Avenue
Nashville, TN 37206

From Information Furnished By
The Parties

Map and Parcel 83-5-281
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **C. RICHARD WATSON AND MARGARET DYER WATSON, F/KA MARGARET DYER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** has this day bargained and sold and does hereby transfer and convey unto, **SARAH NORRIS, UNMARRIED,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, the westerly 5 feet of Lot No. 19 and the easterly 5 feet of Lot No. 17 of Block "A" on the plan of F.O. Beasley's Addition to East Nashville, as of record in Plat Book 57, page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 18 and parts of Lots Nos. 19 and 17 front together 60 feet on the southerly side of Eastland Avenue, formerly the Vaughn Pike, as widened, and runs back between parallel lines 168 feet, more or less, to an alley.

Being the same property conveyed to C. Richard Watson and Margaret Dyer, as joint tenants with right of survivorship, by deed from Michael K. Hester, unmarried, dated December 7, 2012, appearing of record in Instrument Number 20121210-0113237, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters shown on said plat and survey of record in Plat Book 57, page 85; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SARAH NORRIS, UNMARRIED,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20150035364 DEEDWARR
Recvd: 05/07/15 11:16 2 pgs
Fees:13.00 Taxes:1905.50
20150507-0041835

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of April, 2015.

C. Richard Watson

Margaret Dyer Watson, F/K/A Margaret Dyer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Charles Richard Watson and Margaret Dyer Watson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 24th day of April, 2015.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6-19-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 24th day of April, 2015.

NOTARY PUBLIC
My Commission Expires:

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY