BILL GARRETT, Davidson County
Trans:T20150045756 DEEDWARR
Recvd: 06/10/15 11:30 2 pgs
Fees:13.00 Taxes:976.80
20150610-0054730

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$264,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th DAY OF June, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10/18/16
| (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Watson 5244 New John Hagar Rd Hermitage TN 37076	SWBC Mtg Corp 9311 San Pedro Ave 100 San Antonio, TX 78216	Map 098 06 0A Parcel 107.00

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, we,

Les Lazarus, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David Watson and Sue Ann Owen, 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 99, Bridgewater, Phase One, Section B, of record in Instrument No. 20060425-0046949 and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Les Lazarus by deed from James Deatrick, Jr., and Daryl Spicer, dated January 29, 2015, of record in Instrument No 20150212-0013081, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat in Instrument No. 20060425-0046949, Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Covenants, Condition and Restrictions, and recorded Instrument No. 20051024-0128043, and amended in Instrument No. 20051122-0141076, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Charter of Bridgewater Master Association, and recorded Instrument No. 20060223-0021110, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in TVA Easement, and recorded Book 1291, Page 99, and Book 1318, page 29, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Sanitary Sewer Easement, and recorded Instrument No. 20030827-0124253, Instrument No. 20060120-0008000, Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in Stormwater Detention Agreement, and recorded Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee.
8) Property is subject to any and all restrictions, easements, and conditions of record.

This is ☐un ☒improved property known as: 5244 New John Hagar Rd Hermitage TN 37076
(House Number) (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 we do covenant with the said GRANTEES that we are 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 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 my hand(s) this 8th day of June, 2015.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027