THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033559**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2015. Notary Public My Commission Expires:

Return To:

ESCROW, LLC
LVD, UNIT 16
TN 37129

BILL GARRETT, Davidson County
Trans:T20150056807 DEEDWARR
Recvd: 07/14/15 09:19 2 pgs
Fees:13.00 Taxes:2072.00
20150714-0068292

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Charles Watson and Margaret Watson 4128 LEALAND LN Nashville TN 37204-4004	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-01-0-164.00

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, **Jason W. Reed, an unmarried man and Jackie M. Nguyen, an unmarried woman Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Charles Watson and Margaret Watson, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 170, ROLLING MEADOWS, as shown on plat of record in Plat Book 1424, Pages 98 and 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason W. Reed, an unmarried man and Jackie M. Nguyen, an unmarried woman by Warranty Deed from Richard Andrew Fowler and wife, Allison G. Fowler, recorded on the 8th day of December, 2008 in Instrument No. 20081208-0118524, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 98 and 99.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4099, Page 344.

This is improved property located at 4128 LEALAND LN Nashville, TN 37204-4004.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2015.

Jason W. Reed

Jackie M. Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason W. Reed and Jackie M. Nguyen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019