BILL GARRETT, Davidson County
Trans:T20150058820 DEEDWARR
Recvd: 07/20/15 10:39 3 pgs
Fees:18.00 Taxes:587.93
20150720-0070548

JESSICA M STORVIK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 15.

NOTARY PUBLIC

My Commission Expires: 2/20/18

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Zachary Wolfe and April L. Wolfe 1278 Campbell Rd Goodlettsville, TN 37072	Movement Mortgage 841 Seahawk Cir. Virginia Beach, VA 23452	033-00-0-007.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DAVID A. WATSON AND KATHY R. WATSON, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ZACHARY WOLFE AND APRIL L. WOLFE

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 the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the map of the Cole Lands, as of record in Plan Book 1, page 100 of the Chancery Court of Nashville, and being the southeasterly one acre tract of the southwesterly 10 acre tract conveyed to A.R. Clark by deed from Joe R. West, Clerk and Master, of record in Book 619, page 458, Register's Office for said County, described according to a survey made by John Wilkes, Civil Engineer, May 29, 1939, as follows:

BEGINNING at an iron pin set in the north margin of Campbell Lane or Road, the southwest corner of a 23.335 acre tract conveyed to F. Minton and wife, by deed of record in Book 929, page 330, said Register's Office; thence with the northerly margin of Campbell Lane or Road, north 85-3/4 degrees west 147 feet to an iron pin; thence leaving

said Road north 4-1/4 degrees east 297 feet to an iron pin; thence south 85-3/4 degrees east 147 feet to an iron pin in the westerly line in the F. Minton tract; thence with Minton's westerly line south 4-1/4 degrees west 297 feet to the point of beginning, containing one acre, more or less.

THE PROPERTY HEREIN BEING CONVEYED IS NOT THE RESIDENCE OF THE GRANTORS OR THEIR DEPENDENTS.

* This improved property is known as 1278 Campbell Road, Goodlettsville, TN 37072.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of June 2015.

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SIGNATURES AND NOTARY ON NEXT PAGE

* Being the same property conveyed to David A. Watson and wife, Kathy R. Watson, by Warranty Deed from Donna Pullen and Christine Pullen, of record in Instrument No. 20141222-0117024, said Register's Office. Also being conveyed to Daniel H. Pullen and wife, Diana R. Pullen, by Substitute Trustee's Quitclaim Deed of record in Book 9309, Page 965, said Register's office. The said Diana B. Pullen having since died on July 26, 2004, leaving Daniel H. Pullen, as surviving tenant by the entirety. The said Daniel H. Pullen died intestate on October 17, 2012 leaving Donna Pullen and Christine Pullen as his only heirs at law. (See Affidavit of Heirship of record in Instrument No. 20141217-0115138, said Register's Office.

David A. Watson

Kathy R. Watson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David A. Watson and Kathy 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 at office, this 30th day of June, 2015

Notary Public

My commission expires: 1-6-2017