WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/15 11:13 3 pgs
Fees:18.00 Taxes:603.10
20150722-0071747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Tara Lyn Hinesley and Coley Grant Hinesley	Universal American Mortgage Company, LLC	073 11 0 017.00
(NAME)	(NAME)	
2832 Donna Hill Drive	15550 Lightwave Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clearwater, FL 33760	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Three Thousand And No/100 Dollars ($163,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gary E. Wooten, Conservator for Margaret W. Watson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tara Lyn Hinesley and Coley Grant Hinesley, wife and husband**, 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:

Being Lot No. 411 on the Plan of Section II, Sunset View, of record in Book 2663, Page 52, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Said Lot No. 411 fronts 105 feet on the west side of Donna Hill Drive and runs back 305.4 feet on the north line and 227.37 feet on the south line to a dead line in the rear measuring 104.45 feet thereon.

Being the same property conveyed to Margaret W. Wooten by Warranty Deed from Earl Roe and wife, Mary Katherine B. Roe dated August 27, 1964 and recorded August 31, 1964 in Book 3806, Page 839, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clyde G. Watson as to a ½ undivided interest by Deed from Margaret W. Watson, formerly Wooten dated January 12, 1972 and recorded January 12, 1972 in Book 4568, Page 347, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Margaret W. Watson and husband, Clyde G. Watson, to confirm creation of a tenancy by the entireties by Quitclaim Deed from Margaret W. Watson and husband, Clyde G. Watson dated September 15, 2005 and recorded September 22, 2005 as Instrument No. 20050922-0114210, in said Register's Office for Davidson County, Tennessee.
Clyde G. Watson died on February 2, 2015 in Davidson County, Tennessee leaving Margaret W. Watson as surviving tenant by the entirety.
Order in the matter of the Conservatorship of Margaret Watson recorded May 4, 2015 as Instrument No. 20150504-0040090, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2832 Donna Hill Drive, Nashville, TN 37214

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, has 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 our hands this 17th day of July, 2015.

Gary E. Wooten, Conservator for Margaret W. Watson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Gary E. Wooten, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and being the duly appointed Conservator of Margaret W. Watson, and acknowledged that he executed the same in the interests of Margaret W. Watson, for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2015.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: July 24, 2017

File Number: NAT-152522

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith