File Box 8

BILL GARRETT, Davidson County
Trans:T20150063257 DEEDWARR
Recvd: 07/31/15 14:11 2 pgs
Fees:13.00 Taxes:1168.28
20150731-0075916

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57621
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis David Watson 753 Goodpasture Terrace Nashville, TN 37221	Commerce Union Bank 101 Creekstone Blvd., Suite 200 Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 156 02 0 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy D. Lockhart**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis David Watson and Lisa M. Watson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Section III, Harpeth Valley Park, of record in Book 4175, Page 15, Register's Office for said County.

Said Lot No. 344 fronts 87.1 feet on the easterly margin of Goodpasture Terrace and extends back 199.5 feet on the northerly line and 202.2 feet on the southerly line to a broken line in the rear, measuring 106.7 feet thereon.

Being the same property conveyed to Cindy D. Lockhart by Warranty Deed from Irma G. Hutchison, dated September 25, 2006, recorded September 27, 2006 in Instrument No. 20060927-0119530, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, Page 15, said Register's Office, which Plan shows a 10 foot minimum building set back line from Goodpasture Terrace and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located on the northwesterly front corner of said lot; Restrictive Covenants of record in Book 3857, Page 858 and Book 4237, Page 179, said Register's Office.

This is improved property, known as 753 Goodpasture Terrace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2015.

Cindy D. Lockhart

Cindy D. Lockhart

State of Tennessee

County of Davidson

On this 29th day of July, 2015, before me the undersigned authority, personally appeared Cindy D. Lockhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $315,750.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2015.

Notary

My Commission Expires

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019