Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1267

Davidson County DEEDWARR
Recvd: 08/03/15 12:05 3 pgs
Fees:18.00 Taxes:2586.30
20150803-0076362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary Watson and wife, Kimberly Watson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Geoffrey Watson and Ashley 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. 106 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County, as follows:

Beginning at the point in the northwesterly margin of Otter Creek Road at the corner of Lots Nos. 105 & 106; thence with the line between side lots, northwesterly 200.4 feet to a corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106, northerly 242.8 feet to a corner of Lot No. 99; thence with the line between Lots Nos. 99 and 106, easterly 188.1 feet to a point; thence southerly 210.88 feet to a point in the margin of Otter Creek Road; thence with the margin of the same, southwesterly around a slight curve, 155 feet to the point of the beginning.

Being the same property conveyed to Zachary Watson and wife, Kimberly Watson by deed from Robert L. Kaatrude, married, in the amount of $415,000.00, dated September 10, 2007, of record as Instrument No. 20070912-0109207, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1516 Otter Creek Road, Nashville TN, 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of July, 2015.

Zachary Watson

Kimberly Watson

State of Tennessee)
County of Davidson)

On this 28th day of July, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Zachary Watson and Kimberly Watson, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, NT

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 699,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of July, 2015.

Notary Public

My Commission Expires: 2/21/2017

DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Geoffrey Watson	First Tennessee Bank	145-4-47.00
1516 Otter Creek Road	300 Court Ave, 3rd Floor	
Nashville, TN 37215	Memphis, TN 38103	

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

