WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064798 DEEDWARR
Recvd: 08/05/15 10:47 2 pgs
Fees:13.00 Taxes:495.06
20150805-0077806

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia K. Seward	Finworth Mortgage LLC, an InsBank Company	149-10-0-061.00
(NAME)	(NAME)	
1000 Oak Ridge Ct.	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kenneth B. Watson and Constance F. Watson, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia K. Seward, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Johnson, married, by Warranty Deed from Delica J. Duffer, unmarried, dated January 29, 1999, of record in Book 11318, page 236, Register's Office for Davidson County, Tennessee. James A Johnson died testate and his Last Will and Testament as shown in Probate Case No. 15P114, Davidson County Probate Court devising said property to Pamela Kay Johnson. See also Affidavit of Heirship of record in Instrument No. 20150318-0023388, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kenneth B. Watson and Constance F. Watson, a married couple, by Warranty Deed from Pamela K. Johnson, an unmarried individual, dated March 17, 2015, of record in Instrument No. 20150318-0023390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, page 626; restrictions of record in Book 5612, page 255; Book 7981, page 478; Book 8038, page 838; Book 8313, page 17; Book 9237, page 1; Book 9781, page 987 and Book 10650, page 785; Articles of Incorporation/ Charter of record in Book 7954, page 508; Book 7981, page 474 and Book 8013, page 624; Easement for sewer/ storm drainage of record in Book 6881, page 320; Easement for telephone lines of record in Book 1207, page 529; Conveyance for water/ sewer services of record in Book 8127, page 716; Book 8127, page 753 and Book 8127, page 762; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1000 Oak Ridge Ct., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 30th day of July, 2015.

Kenneth B. Watson

Kenneth B. Watson

Constance F. Watson

Constance F. Watson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kenneth B. Watson and Constance F. Watson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 20939

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016