Prepared by:
Amy Cross Nance
Attorney at Law
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BILL GARRETT, Davidson County
Trans: T20150064991 DEEDWARR
Recvd: 08/05/15 14:41 3 pgs
Fees: 18.00 Taxes: 1195.10
20150805-0078061

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $323,000.00

Affiant Julie Hamilton

Subscribed and sworn to before me, this 10th day of July 2015.

Notary Public
My commission expires: 7/3/2017

Julie Hamilton State of Tennessee Notary Public Davidson County

mail
Return to:
Magnolia Title - Escrow
615 Main St.
Nashville, TN 37206

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan D'Agostino	NEW OWNER	186 040A 171.00
8425 Danbrook Drive		
Nolensville TN 37135		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David G. Watson and Kellen J. Watson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jonathan D'Agostino, a married man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 295 on the Plan of Burkitt Place of record in Instrument No. 20070806-0088146 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kellen J. Watson and David G. Watson by deed from Celebration Homes, LLC of record in Instrument No. 20121008-0092061 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Burkitt Place of record in Instrument No. 20070806-0098146, Register's Office for Davidson County, Tennessee 3) Agreement of record in Instrument NO. 20060317-0030915 4) Storm Water Agreement of record in Instrument No. 20060427-0048083 5) Easement for benefit of United Telephone of record in Instrument No. 20060427-0048083 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060306-0020388 and amended in No. 20070202-0014304 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 8425 Danbrook Drive, Nolensville, Tennessee 37135

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 17 day of July, 2015.

David G. Watson BY Kellen J. Watson His Attorney in Fact

David G. Watson by Kellen J. Watson his Attorney in Fact

Kellen J. Watson

Melanie Watson
Who joins in this conveyance to convey any marital
Interests that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kellen J. Watson and Melanie Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of July, 2015.

Notary Public

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission expires: 1-19-16

STATE OF TENNESSEE
COUNTY OF WILLISMSON

On this 17th day of July, 2015, before me personally appeared Kellen J. Watson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David G. Watson acknowledged that such person executed the same as the free act and deed of David G. Watson.

Notary Public

My Commission expires 1-19-16

FILE NO: 08951

