BILL GARRETT, Davidson County
Trans: T20150075472 DEEDWARR
Recvd: 09/03/15 15:21 2 pgs
Fees: 13.00 Taxes: 1371.33
20150903-0090130

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,630.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF SEPTEMBER, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ANN HUTCHISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Arthur D. Watson and Phyllis JoAnn Watson	Fifth Third Mortgage Co.	172 14 0B 255.00
(NAME)	5001 Kingsley Dr.	
5212 Ravens Glen Drive	(NAME)	
(ADDRESS)	Cincinnati OH 45227	
Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy Thousand Six Hundred Thirty And No/100 Dollars ($370,630.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joseph C. Green and Julie M. Green, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arthur D. Watson and Phyllis JoAnn Watson, husband and wife**, 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. 184, on the Plan of Winfield Park, Phase 2, Section 2, a Planned United Development, of record in Instr. Nos. 200304220052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph C. Green and Julie M. Green by Warranty Deed from Danco Property Investments, L.L.C., dated July 2, 2003 and recorded July 12, 2003 as Instrument 200307120097372, in said Register's Office for Davison 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 5212 Ravens Glen Drive, Nashville, TN 37211

File Number: FRN-153938

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 2nd day of September, 2015.

Joseph C. Green

Julie M. Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Joseph C. Green and Julie M. Green, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-153938