BILL GARRETT, Davidson County
Trans: T20160003428 DEEDWARR
Recvd: 01/13/16 15:24 2 pgs
Fees: 13.00 Taxes: 510.60

20160113-0003747

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 5, 2017

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,000.00

Jessie Roxanne Watts
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-3-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, 2105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 16-1623H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jessie Roxanne Watts	REGIONS BANK	119-15-0-139.00
114 Neese Drive	2050 PKWY OFFICE CIR	
Nashville, TN 37211-1144	BIRMINGHAM, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVE E. DOUGLAS AND DEBRA LOUISE DOUGLAS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSIE ROXANNE WATTS, UNMARRIED WOMAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Neese Heights of record in Plat Book 1424, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the Northerly side of Neese Drive and runs back 174.74 feet on the Easterly line and 174.91 feet on the Westerly line , to a dead line on which it measures 100 feet.

Being the same property conveyed to Steve E. Douglas by Quitclaim deed from Takum M. Douglas of record in Book 11154, page 975, Register's Office for Davidson County, Tennessee, dated September 15, 1998 and recorded on October 13, 1998. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 114 Neese Drive Nashville, TN 372111144. Property address being provided for informational use only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 114, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1762, Page 577, in the Register's Office for Davidson County, Tennessee. Restrictions in said instrument having since expired.

Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 4843, Page 880, in the Register's Office for Davidson County, Tennessee.

This is property known as 114 Neese Drive, Nashville, TN 37211-1144

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 12th day of January, 2016.

Steve E. Douglas

Debra Louise Douglas

Debra Louise Douglas

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, STEVE E. DOUGLAS AND DEBRA LOUISE DOUGLAS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1623H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075