Davidson County DEEDWARR
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Fees:18.00 Taxes:461.13

20160222-0016909

WARRANTY DEED

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,630.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016

Notary Public

MY COMMISSION EXPIRES: March 01, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guerry W Watson Jr. Diane G Watson	First National Bank of Middle Tennessee	175-04-0-A-096.00 CO
(NAME)	(NAME)	
502 Yellowstone Ct.	200 East Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brenda Sue Smith,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Guerry W Watson Jr. and Diane G 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:

Land in Davidson **County, Tennessee, being Unit No. 16A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime as described in Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements of record in Instrument No. 20010214-0014161, as recorded in Instrument No. 20010702-0069590, as amended in Instrument No. 20011019-0114191, as re-recorded as Instrument No. 20011212-0136927, as amended in Instrument No. 20030915-0134956, said Register's Office for said County, to which reference is hereby made for a more complete description.**

Being the same property conveyed to Betty Jo Smith by Deed of record in Instrument No. 20140630-0056902, Register's Office for Davidson County, Tennessee, by a Conservator duly authorized to act pursuant to Order of The Sumner County Chancery Probate Court of Gallatin, Tennessee, Reference No. 2013PR-136. Said property is now vested in Brenda Sue Smith as the Devisee of Betty Jo Smith Reference Davidson County Probate 15P-868.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 502 Yellowstone 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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/our hands this 22nd day of February, 2016.

Brenda Sue Smith

Brenda Sue Smith

State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 22nd day of February, 2016.

Sondra Reece

Notary Public Sondra Reece
My Commission Expires: March 01, 2016

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20657

True Copy Certification

I, Kelsie Holloway, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway 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: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY