Davidson County DEEDQC
Recvd: 04/21/16 08:40 4 pgs
Fees:22.00 Taxes:0.00
20160421-0038585

After Recording Return To:
Unisource

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
181-01-OB-257.00
UNS1051290

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to update marital status and name on title]

New Owner/ Property Being Conveyed
Ladd D. Watts
Alison L. Watts
7909 Kirkfield Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 11 day of April, 216, between LADD D. WATTS, also known as Ladd Watts and ALISON L. WATTS, formerly known as Alison Marston, a now married couple, collectively hereinafter referred to as "**Party of the First Part**" and LADD D. WATTS and ALISON L. WATTS, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 85, ON THE PLAN OF SECTION ONE, PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20071214-0143931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF SUGAR VALLEY, OF RECORD IN BOOK 11069, PAGE 14, AMENDED IN INSTRUMENT NO. 20030708-0093637, INSTRUMENT NO. 20050106-0002201, INSTRUMENT NO. 20060322-0032693, INSTRUMENT NO. 20071214-0143932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN.

FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO LADD WATTS, UNMARRIED AND ALISON MARSTON UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, RECORDED SEPTEMBER 27, 2013 AS DOCUMENT NUMBER 20130927-0101739 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 7909 Kirkfield Drive, Nashville, Tennessee 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

LADD D. WATTS,
also known as Ladd Watts

ALISON L. WATTS,
formerly known as Alison Marston

STATE OF TENNESSEE }
COUNTY OF Davidson

On this 11 day of April, 2016, before me personally appeared LADD D. WATTS, also known as Ladd Watts and ALISON L. WATTS, formerly known as Alison Marston, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 7-2-17

Tonya Greer

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

LADD D. WATTS

Subscribed and sworn to before me this 11 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 7-2-17

Tonya Greer

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT "A"

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. 85, ON THE PLAN OF SECTION ONE, PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20071214-0143931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Deed Type: Warranty Deed

Grantors: ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION

Grantees: LADD WATTS, UNMARRIED AND ALISON MARSTON UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

Dated: September 20, 2013

Recorded Date: September 27, 2013

Consideration: $10.00

BOOK: 20130927-0101739
PAGE:

Parcel No.: 181-01-OB-257.00

True Copy Certification

I, Kevin Bui, 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.

Signature

Kevin Bui

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and state, Kevin Bui who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patrice Jobin

My Commission Expires: 12-29-2016

Notary' Seal (if on paper)

PATRICE JOBIN
COMM. # 2002352
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Exp Dec. 29, 2016