WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,944.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-17

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Blair Lacey Blair	Regions Bank D/B/A Regions Mortgage	170004400
(NAME)	(NAME)	
5645 Valley View Road	2050 Parkway Office Circle #	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham AL 35244	
(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, We, **Albert R, Watts III and Laura C. Watts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesse T. Blair and Lacey P. Blair, 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 the northerly 75 feet of Lot No. 43 and the Southerly 125 feet of Lot No. 44 on the Plan of Brentwood Gardens Subdivision, of record in Book 1130, Page 16, Register's Office for Davidson County, described as follows:

Beginning on the Westerly margin of Valley View Road, at a point 1525 feet south of the southerly margin of Old Hickory Boulevard; thence with the westerly margin of said Valley View Road, southwardly 147 feet to the beginning of a curve, continuing with the westerly margin of said Road and along said curve, southwardly 53 feet to the northeast corner of a part of Lot No. 43 conveyed to Ernest Stampfli, Jr. and wife, by deed from Curtis B. Haley, Trustee of record in Book 1371, Page 305, said Register's Office; thence with said Stampfli's northerly line, westwardly 444 feet to the western boundary line of said Brentwood Gardens Subdivision; thence with said line; northwardly 200 feet; thence eastwardly 436.5 feet, more or less, to the beginning.

Being the same property conveyed to Albert R. Watts III and wife, Laura C. Watts by Deed from Benjamin F. Goeser and wife, Judy L. Goeser, of record in Instrument No. 200660126-0009948, Register's office for said county.

unimproved ☐

This is improved ☑ property, known as 5645 Valley View Road, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160039331 DEEDWARR
Recvd: 05/11/16 13:52 2 pgs
Fees:13.00 Taxes:1664.79
20160511-0046859

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, have 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 my/our hands this 22nd day of April, 2016.

Albert R, Watts III

Laura C. Watts

State of Tennessee
County of Williamson

Personally appeared before me Albert R, Watts III and Laura C. Watts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 3-10-2019

File No.: 10624

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019