BILL GARRETT, Davidson County
Trans:T20160059359 DEEDWARR
Recvd: 07/12/16 10:36 2 pgs
Fees:13.00 Taxes:832.50
20160712-0071198

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Micah D & Allison N Watson 3234 Lakeshore Dr. Old Hickory TN 37138	Capital Bank 12195 Metro Parkway, Ste 2 Fort Myers, FL 33966	054130-024.00

THIS INDENTURE, made this 11th day of July, 2016 between

Judith L. Engle fka Judith L. Bergstrom, a married woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Micah D. Watson and wife, Allison N. Watson

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot #13, of Section II on the Plan of Life and Casualty Insurance Co. Subdivision of the Dabbs and Elliot property known as Dupontonia, as shown by plat of record in Plat Book 843, Page 56, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point in the northerly margin of Pitts Avenue and thence South 67° West 7 Feet to a point in said margin of said Avenue, said point being the common corner between Lot 13 and Lot 14 and thence with the line between Lot 13 and Lot 14 North 40° 1' West 328 Feet to an iron pin and thence in a straight line 328.5 feet to the beginning.

Being a portion of the same property conveyed to Leslie A. Bergstrom and wife, Judith L. Bergstrom by Instrument for Correction of Warranty Deed dated 4/6/05 from Sam Pigg and Judy Trapnell of record in Instrument No. 20050408-0038705 by Warranty Deed dated 2/27/04 from Sam Pigg and Judy Trapnell of record in Instrument No. 20040303-0024287, Register's Office for Davidson County, Tennessee. Leslie A. Bergstrom now being deceased, having died 7/9/12.

This is (X) improved ( ) unimproved property known as: 3234 Lakeshore Drive Old Hickory TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Judith L. Engle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Judith L. Engle 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 at office in Goodlettsville, Tennessee on this the 11th day of July, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of July, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County