RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160074007 DEEDQC
Recvd: 08/24/16 14:26 2 pgs
Fees:12.00 Taxes:0.00
20160824-0088721

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF AUGUST, 2016.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Watson 221 Lewisburg Ave. Franklin, TN 37064	Same as New Owner	072-11-O-318.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Jan Watson,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents does hereby remise, release and quitclaim unto **Jan Watson and Riverstone Homes, LLC, a Tennessee limited liability company,** their heirs, successors and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on an unrecorded subdivision of land by William Wilson, described according to a survey by R.L. Montoya, Surveyor, dated July 10, 1979, as follows:

Beginning at a point in the Easterly Margin of Rock City Street; thence Northerly 46 1/3 feet to a point; thence Easterly 265 feet more or less, to a point; thence Southerly 39.5 feet to a point; thence Westerly 265 Feet, more or less, to the point of beginning. Further reference is made to the Deed of record in Book 5382, page 659, said Register's Office.

Being the same property conveyed to Jan Watson by Deed from Marilyn Baines, dated 6/10/2016, recorded 6/13/2016, and appearing of record in Instrument No. 20160613-0059262, Register's Office for Davidson County, Tennessee.

This deed is being prepared using information provided by the parties and the current deed of record. Preparer makes no warranty as to the status of title at the time of preparation and recording of this deed of conveyance.

WITNESS MY HAND, this 23rd DAY OF AUGUST, 2016.

Jan Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jan Watson,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 12-27-17

CRYSTAL MOSIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-27-2017