BILL GARRETT, Davidson County
Trans:T20160076246 DEEDWARR
Recvd: 08/31/16 13:08 2 pgs
Fees:13.00 Taxes:580.53
20160831-0091428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 29TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/28/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felipe De Jesus Gonzales Contreras & Maria Guadalupe Morones Jimenez: Husband and Wife	New Owner (NAME)	07509011600
211 Bonnaridge Dr. (ADDRESS)	" (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Heidi Watson and Jerry Watson, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Felipe De Jesus Gonzales Contreras & Maria Guadalupe Morones Jimenez: Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL PROPERTY SITUATE IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBD AS FOLLOWS, TO-WIT:

BEING LOT NO. 286 ON THE PLAN OF HERMITAGE HILLS, SECTION TWO, REVISED, AS OF RECORD IN PLAT BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HEIDI WATSON AND JERRY WATSON, WIFE & HUSBAND, BY DEED FROM THE ESTATE OF DIANA MARIE TAYLOR AKA, DIANE TAYLOR BY: LISA MARIE WILSON, ADMINISTRATOR, OF RECORD IN INSTRUMENT NO. 20110504-0034227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 211 Bonnaridge Drive, Hermitage, TN 37076
(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 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 hand(s) this 29th day of August, 2016.

WARRANTY DEED
(Continued)

Heidi Watson

Jerry Watson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heidi Watson and Jerry Watson, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072