WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086597 DEEDWARR
Recvd: 10/03/16 10:15 2 pgs
Fees:13.00 Taxes:957.93

20161003-0103830

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,900.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2016.

JAnderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Watson	New Owner	097 16 0A 021.00
(NAME)	(NAME)	
4917 John Hager Road		
(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 by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Beverly Ann White and Michael David White, as tenants by the entireties**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William H. Watson and Karen H. Watson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 76 on the Plan of First Revision, The Peninsula, Phase one, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beverly Ann White and Michael David White, as tenants by the entireties by Quitclaim Deed from Beverly Ann White, dated 06/15/2012 recorded 06/18/2012, of record in Instrument No. 20120618-0053061; being the same property conveyed to Beverly Ann White as per Final Divorce Decree as recorded at Book 11445, Page 378; further being the same property conveyed to Michael D. White and wife, Beverly A. White by Deed from Fox Ridge Homes Inc., dated 04/30/1997 recorded 05/05/1997, of record in Book 10442, Page 212, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 9564, Page 693, First

Amendment to the Declaration of record in Book 11258, Page 85, Supplement and Amendment to the Declaration of record in Book 9754, Page 35, Supplement and Second Amendment to the Declaration of record in Book 9977, Page 359, Second Amendment to Bylaws of record in Instrument No. 20030313-0033780, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Amendment to the Bylaws of The Peninsula Homeowners Association, Inc., of record in Book 10973, Page 39, in the Register's Office for Davidson County, Tennessee. Bylaws of The Peninsula Homeowners Association, Inc., of record in Book 11181, Page 371, in the Register's Office for Davidson County, Tennessee. First Amendment to Bylaws of the Peninsula Homeowners Association, Inc., of record in Instrument No. 200008220083193, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4917 John Hager Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 29th day of September, 2016.

Beverly Ann White

Beverly Ann White

Michael David White

State of Tennessee
County of Wilson

Personally appeared before me Beverly Ann White and Michael David White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2016.

Notary Public ~~Tracey Trumphour~~ - MJ
My Commission Expires: 8-14-17

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122