BILL GARRETT, Davidson County
Trans:T20160087720 DEEDWARR
Recvd: 10/05/16 12:36 2 pgs
Fees:13.00 Taxes:462.13
20161005-0105245

WARRANTY DEED

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Hoang and Linh Vi	FNB of MT	164-06-0B-010.00
(NAME)	(NAME)	
519 Bradburn Village Circle	16008 Williams Dr. Ste301	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($124,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Ray Watson and wife, Shannon Watson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Hoang and Linh Vi, 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 Unit No. 10 on the Plan of the Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions in Inst. No. 20060816-0101099, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Ray Watson, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated July 18, 2007 and recorded July 25, 2007 as Instrument No. 20070725-0088075, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Daniel Ray Watson and Shannon Watson, husband and wife by Quitclaim Deed from Daniel Ray Watson, a married man, who acquired title as a single man dated August 30, 2012 and recorded September 18, 2012 as Instrument No. 20120918-0084846, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 519 Bradburn Village Circle, Antioch, TN 37013

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, has 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 HANDS this 3rd day of October, 2016.

Daniel Ray Watson

Shannon Watson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Daniel Ray Watson and Shannon Watson, 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, this the 3rd of October, 2016.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. AISUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-165850SSO