PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160103508 DEEDWARR
Recvd: 11/23/16 08:25 2 pgs
Fees:13.00 Taxes:851.00
20161123-0123492

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of November, 2016 by and between Matthew Eby and wife, Christina Eby, hereinafter referred to as GRANTOR, and Sue K. Watson, a single woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, page 909, and amended in Book 9700, page 229 and 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Eby and wife, Christina Eby, by Quitclaim Deed, from Matthew Eby, a single person and Christina Thornton, a single person, dated August 3, 2011, recorded August 9, 2011, of record in Instrument No. 20110809-0061198, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Matthew Eby, a single person and Christina Thornton, a single person, by Warranty Deed, from Jeff Hagan and wife, Lori Hagan, dated December 27, 2007, recorded December 31, 2007, of record in Instrument No. 20071231-0148728, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1004 Colo Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Matthew Eby

Christina Eby

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Matthew Eby and wife, Christina Eby, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Sue K. Watson
1004 Colo Trail,
Antioch, TN 37013

Send Tax Statements to:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

Map & Parcel: 183-05-0-A-063.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $230,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Joanene Vaughn
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of November, 2016.

Notary Public

My Commission Expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-605