This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

AFTER RECORDING RETURN TO
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Charles Richard Watson & Margaret Dyer Watson
1310 Berry Street
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP/PARCEL 053-03-0-093-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Philip Huss a married man ,** has this day bargained and sold, and does hereby transfer and convey unto **Charles Richard Watson and Margaret Dyer Watson, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section C, Village of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip Huss by warranty deed from Calvin B. McCain and wife, Pamela W. McCain of record in Instrument No. 20051003-0118611 Register's Office for Davidson County, Tennessee, dated 09/29/2005 and recorded on 10/03/2005.

Philip Huss being unmarried at the time of purchase and having since married. This is investment property and the spouse never resided in the house therefore no conveyance signature required.

Being also known as 1310 Berry Street Old Hickory, Tennessee 37138.

This is improved/unimproved property known as: **1310 Berry Street, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book , page , and restrictions in Book , page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of November, 2016.

BILL GARRETT, Davidson County
Trans:T20160107677 DEEDWARR
Recvd: 12/07/16 14:24 2 pgs
Fees:13.00 Taxes:488.40
20161207-0128596

Philip Huss

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Philip Huss and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2 day of December, 2016.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $132,000.00.

AFFIANT

Subscribed and sworn to before me this the 2 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 1691001