WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn Y. Hsu	NEW OWNER/SAME ADDRESS	145-09-0
(NAME)	(NAME)	(MAP)
1516 Otter Creek Rd		047-00
(ADDRESS)		(PARCEL)
Nashville, TN 37215-5217		
(CITY) (STATE) (ZIP)		

BILL GARRETT, Davidson County
Trans: T20170006756 DEEDWARR
Recvd: 01/24/17 11:37 2 pgs
Fees: 13.00 Taxes: 2719.50
20170124-0007646

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 consideration, the receipt of which is hereby acknowledged, I/we, Geoffrey Watson and wife, Ashley Watson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lynn Y. Hsu and Sean R. Dwyer, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Tyne Valley Estates, Section 5 of record in Plat Book 3600, Page 54, in the Register's Office for Davidson County, as follows:

Beginning at the point in the northwesterly margin of Otter Creek Road at the corner of Lots Nos. 105 and 106; thence with the line between said lots, northwesterly 200.4 feet to a corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106, northerly 242.8 feet to a corner of Lot No. 99; thence with the line between Lots 99 and 106, easterly 188.1 feet to a point; thence southerly 210.88 feet to a point in the margin of Otter Creek Road; thence with the margin of the same, southwesterly around a slight curve, 155 feet to the point of the beginning.

Being the same property conveyed to Geoffrey Watson and Ashley Watson, husband and wife by Warranty Deed from Zachary Watson and wife, Kimberly Watson of record in Instrument No. 20150803-0076362 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1516 Otter Creek Rd, Nashville, Tennessee 37215-5217

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 23rd day of January, 2017.

Geoffrey Watson

Ashley Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Geoffrey Watson and Ashley Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of January, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019