WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard H. Watts	Richard H. Watts	085-04-0A-246.00 CO
(NAME)	(NAME)	
4241 Stone Hall Blvd.	4241 Stone Hall Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lisa R. Walker, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard H. Watts and wife, and Dorothy S. Watts,** 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 Lot No. 246 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa R. Walker, a single woman, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 12/31/14 and recorded 1/15/15 in Instrument No. 20150115-0004302, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4241 Stone Hall Blvd., 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 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.

BILL GARRETT, Davidson County
Trans:T20170007035 DEEDWARR
Recvd: 01/25/17 09:24 2 pgs
Fees:13.00 Taxes:1480.00
20170125-0007943

Witness my/our hands this 20th day of January, 2017.

Lisa R. Walker by: Dominisha Black as her Attorney in Fact

Lisa R. Walker, by Dominisha Black as her
Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dominisha Black with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Lisa R. Walker as her Attorney in Fact as the free act and deed of the within named Lisa R. Walker.

Witness my hand and official seal on 1/20/2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 172779

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018