Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:
JEFFREY STEVEN WATSON
713 ALLEN PASS
MADISON, TN 37115

SEND TAX BILLS TO:

NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0220

Map & Parcel
052160041.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170018985 DEEDWARR
Recvd: 03/06/17 10:40 3 pgs
Fees:18.00 Taxes:721.50
20170306-0021716

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Five Thousand and 00/100 Dollars ($195,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANNA MASON and CHARLES MASON, wife and husband** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY STEVEN WATSON and VICTORIA GABRIELLE WATSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Lot No. 22 on the Plan of Marlin Meadows, Section 4, of record in Plat Book 2133, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 100 feet on the Southeasterly side of Allen Pass, and extends back 223.6 feet on the Northeasterly line and 225.3 feet on the Southwesterly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Thomas L. Davidson and wife, Ruthe K. Davidson by Deed from Walbert H. Kennedy and wife, Gwendolyn G. Kennedy of record in Book 3458, Page 167, Register's Office for Davidson County, Tennessee. Thomas L. Davidson having since died on July 18, 1999. Ruthe K. Davidson AKA T. L. (Ruthie) Davidson died on October 8, 2015 and by her will probated in Case No. 15P1732 in the Seventh Circuit Court of Davidson County, Tennessee (Probated Division), devised this property to ANNA and CHARLES MASON, as tenants by the entirety by Executor's Quitclaim Deed from

Anna Mason, Executrix of the Estate of T.L. (Ruthie) Davidson, dated December 29, 2015, and filed of record in Instrument No. 20151231-0131345, and recorded on December 31, 2015 in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **713 ALLEN PASS, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 66, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 2nd day of March, 2017.

Anna Mason
ANNA MASON

By: _____, Attorney in Fact
Mark Mason, pursuant to Power of Attorney of Record in Instrument No. 20170306-0021715, RODC, Tennessee.

Charles Mason
CHARLES MASON

By: _____, Attorney in Fact
Mark Mason, pursuant to Power of Attorney of Record in Instrument No. 20170306-0021715, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK MASON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ANNA MASON and CHARLES MASON** the within-named bargainors, as the free act and deed of the said **ANNA MASON and CHARLES MASON.**

WITNESS my hand and official seal at office this 2nd day of March, 2017.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of March, 2017.

NOTARY PUBLIC

My commission expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018