This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $229,000.00.

Affiant

Subscribed and sworn before me this the 28th day of March, 2017.

Notary Public
My commission expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170026530 DEEDWARR
Recvd: 03/29/17 14:12 2 pgs
Fees: 13.00 Taxes: 847.30
20170329-0030673

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dawn M Watson	Iserve Residental Lending, LLC	136-03-0-051.00
101 Castaway Court	2344 Southpark Drive, Suite100	
Nashville, TN 37217	Murfreesboro, TN 37128	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE S. GRACY, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAWN M WATSON, An Unmarried Woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 118, 119, 120 Priest Lake Park, Section Two of record in Plat Book 6200, Page 531, 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 James P. Gracy and wife, Catherine S. Gracy by Warranty deed from Philhall Corporation of record in Book 4327, page 544 Register's Office for Davidson County , Tennessee, dated April 21, 1969 and recorded on April 22, 1969.

The said James P. Gracy having died on February 11, 2013, leaving the said Catherine S. Gracy as his sole surviving spouse as tenants by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 101 Castaway Court, Nashville, TN 37217.

CBS

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of March, 2017.

Catherine S. Gracy

Catherine S. Gracy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine S. Gracy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY