Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0065

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027854 DEEDWARR
Recvd: 04/03/17 12:22 2 pgs
Fees:13.00 Taxes:1147.00
20170403-0032238

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of March 2017.

Notary Public

MY COMMISSION EXPIRES: 9620
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeff S. Watson and Richard N. Watson	Origin Bank	073 10 0 068.00
(NAME)	(NAME)	
113 Goode Court	1800 Hudson Ln, Ste. 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **McCartney Melick, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeff S. Watson, a single person and Richard N. Watson, a married man**, 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. 32 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, 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 Lashan Allen by Warranty Deed from Noble Properties, Inc. dated October 30, 2007 and recorded November 5, 2007 as Instrument No. 20071105-0129980, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Hubbard by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee Limited Liability Partnership, as Substitute Trustee dated September 21, 2015 and recorded September 24, 2015 as Instrument No. 20150924-0097343 pursuant to a foreclosed Deed of Trust dated October 30, 2007 and recorded as Instrument No. 20071105-0129981 by Lashan Allen, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 113 Goode Court, Nashville, TN 37216

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, has 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 our hands this 17th day of March, 2017

McCartney Melick

STATE OF MISSISSIPPI)
COUNTY OF DeSoto)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named McCartney Melick, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 71487 JENNIFER L. HELMIC Commission Expires Oct. 3, 2019 DESOTO COUNTY

File Number: GRN-170919SSO