Davidson County	DEEDWARR
Recvd: 04/28/17 15:00	4 pgs
Fees:23.00 Taxes:869.13	
20170428-0042081	

#33561

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33561-03-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $234,900.00. Victoria Preston Watson Affiant Subscribed and sworn to before me this 27th day of April, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Caitlin L Cantrell, Ronnie Cantrell 6735 Sunnywood Dr Nashville, TN 37211	**Send Tax Bills To:** Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 181 02 0 B 006 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua B. Watson**, and wife, Victoria Preston Watson, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Joshua B. Watson ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caitlin L Cantrell, a single woman, and Ronnie Cantrell, a married man, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6735 Sunnywood Dr, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2017.

Joshua B Watson by Victoria Preston Watson

Joshua B. Watson, by Victoria Preston Watson, his
Attorney-in-fact

Victoria Preston Watson

Victoria Preston Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Preston Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joshua B. Watson, and she is authorized by Joshua B. Watson to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of April, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria Preston Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, Sugar Valley Place, as of record in Instrument No. 20150203-0010055, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joshua B. Watson, married by deed dated February 3, 2015 from Joon Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150203-0010055, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 181 02 0 B 006 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Sugar Valley Place Homeowners Association, of record in Instrument No. 20140228-0017500 amended in Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee.
4. Slope Easement of record in Instrument No. 20070725-0088276, Register's Office for Davidson County, Tennessee.
5. Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, Register's Office for Davidson County, Tennessee.
6. General Warranty Deed executed by Gulf InterstateGas Company to The Columbia Gas Systems, Inc. of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20040723-0088186, Register's Office for Davidson County, Tennessee.
8. Easement for the flow Mill Creek across the subject premises.
9. Rights of upper and lower riparian owners in and to the waters of Mill Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
10. Changes to the Boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.
11. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

