THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
CHIC 18571

BILL GARRETT, Davidson County
Trans:T20170047577 DEEDQC
Recvd: 06/05/17 14:24 2 pgs
Fees:12.00 Taxes:0.00
20170605-0055992

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, DEBORAH L. WATTS, convey and quitclaim unto RICHARD C. WATTS, his heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Brentwood Chase, Section Two, of record in Book 9700, Page 945, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Watts and wife, Deborah L. Watts by deed from Jim Newport and wife, Jodi R. Newport dated December 17, 2009 and of record in Instrument No. 20091221-0115726, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to the restrictions, easements and covenants in Declaration of Brentwood Chase Community, of record in Instrument No. 20000531-0053798, as corrected in Amendment to Declaration of record in Instrument Nos. 20150109-0002674, 20000831-0086366, 20161020-0111124 and 20161020-0111125, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Instrument No. 20010614-0062687, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Drainage Easement of record in Book 7902, Page 389, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a water main easement of record in Book 8371, Page 320, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to storm water detention agreements of record in Book 11115, Page 281 and Book 11115, Page 286, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Charter of Brentwood Chase Community Association, of record in Instrument No. 20000524-0051842, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Book 9700, Page 924 and as revised in Book 9700, Page 945, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown in Book 9700, Page 926 and as revised in Book 9700, Page 947, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Avery Court.

WITNESS MY HAND this 24 day of May, 2017.

DEBORAH L. WATTS

STATE OF TENNESSEE
COUNTY OF Williamson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), DEBORAH L. WATTS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24 day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 4-6-2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn before me this 24th day of May, 2017.

NOTARY PUBLIC

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

My Commission Expires: _____

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
RICHARD C. WATTS
313 Avery Court
Brentwood, TN 37027

Parcel ID: 160 16 08 124.00

BAILEY STARNES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY