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BILL GARRETT, Davidson County
Trans:T20170065656 DEEDWARR
Recvd: 08/01/17 08:08 3 pgs
Fees:18.00 Taxes:1491.10
20170801-0077659

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $403,000.00. Tracy L Watts Affiant Subscribed and sworn to before me, this 31st day of July, 2017. Notary Public My Commission Expires: 5-5-20

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Address New Owner As Follows: Tracy L. Watts 4241 Stone Hall Blvd. Hermitage, TN 37076	Send Tax Bills To: FirstBank 318 Seaboard Ln., #205 Franklin, TN 37067	Map-Parcel Number: 085 04 0A 246.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD H. WATTS AND WIFE, DOROTHY S. WATTS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TRACY L. WATTS, UNMARRIED WOMAN**, hereinafter called the Grantees her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 246, as shown on the map entitled The Reserve At Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131004-0104209 and in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard H. Watts and wife, Dorothy S. Watts, by deed from Lisa R. Walker, a single woman, of record in Instrument No. 20170125-0007943, dated January 20, 2017, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20131004-0104209 and Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, amended and restated in Instrument No. 20090623-0058338 and Instrument No. 20120202-0009628, Supplementary Declaration of record in Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120730-0066771, Register's Office for Davidson County, Tennessee.

6. Subject to Water Line Easements of record in Book 4212, page 147 and Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.

7. Agreed Order of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee.

8. Certificate of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.

9. Sanitary Sewer Easements of record in Instrument No. 20100720-0056497, Instrument No. 20100720-0056521 and Instrument No. 20140821-0076185, Register's Office for Davidson County, Tennessee.

10. Grant of Easement of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.

11. Water Main Easement of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.

12. Easement Agreement of record in Book 7292, page 968, Register's Office for Davidson County, Tennessee.

13. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4241 Stone Hall Blvd., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2017.

Richard H. Watts

Dorothy S. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard H. Watts and Dorothy S. Watts, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2017

(Seal)



Notary Public

My Commission Expires: 05/05/2020