Box 10-B

Bill Garrett Davidson County
Batch# 63556 DEEDWARR
02/28/2018 01:10:53 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180228-0018856

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUNTER T. KNUPP	**FIRST COMMUNITY MORTGAGE, INC.**	**059-00-0-111.00**
(NAME)	(NAME)	
670 EWING DRIVE	**P. O. BOX 291205**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**NASHVILLE, TN 37229**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, KELLYN WATSON AND HUSBAND, JOHN J. WATSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER T. KNUPP, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 12th Civil District of Davidson County, Tennessee, and more particularly described on map of an unrecorded survey of Richard B. Omohundro, Surveyor, dated April 19, 1960, being part of the original Marshall Waters Lands, as described in deed of record in Book 565, page 400, Register's Office for Davidson County, Tennessee, of Nashville. Beginning at a point in the southerly margin of New Ewing Road right-of-way, said point of beginning being the northwest corner of a 0.62 acre tract conveyed by J. R. Neely and wife, Ruby Waters Neely from Mr. Ola Waters, a widow, by deed of record in Book 307l,page 631, Register's Office for Davidson County, Tennessee, at Nashville, and running thence South 3 degrees 15 minutes West 271.1 feet to a point; thence North 88 degrees 22 minutes West 98.2 feet to a point; thence North 4 degrees East 250 feet to an iron pin in the southerly margin of New Ewing right-of-way, North 78 degrees 20 minutes East 51.6 feet to a point; thence continuing with the Southerly margin of New Ewing Road right-of-way, radius 1884.96 feet, 45.8 feet to the point of beginning, and being a part of Lot No. 8 shown on the unrecorded map of survey made by Eric Drake, County Surveyor for Davidson County, Tennessee, dated April 14 and 15 1936.

Being the same property conveyed to KELLYN WATSON AND JOHN J. WATSON, TENANCY BY THE ENTIRETY, by deed from BRIAN J. WAHL AND RENEE L.H. WAHL, HUSBAND AND WIFE, of record in Instrument No. 20140710-0060720, dated July 3, 2014, said Register's Office.

This conveyance is subject to any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **670 EWING DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 28th day of February, 2018.

KELLYN WATSON

JOHN J. WATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kellyn Watson and John J. Watson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February, 2018.

My Commission Expires: **November 5, 2018**

Notary Public

