Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

Bill Garrett Davidson County
Batch# 79936 **DEEDWARR**
04/12/2018 09:03:22 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180412-0034333

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Paige Taylor Watson
Affiant

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 9th **day of April, 2018.**

Ryan J
Notary Public
My commission expires: 12-6-2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paige T. Watson 6309 Spera Pointe Xing Hermitage, TN 37076	New Owner	0980500B014.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles M. Winn, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Paige Taylor Watson**, hereinafter called the Grantee, her successors 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. 14 on the plan of First Revision Baypointe Subdivision Phase I, as of record in Instrument No. 20000621006173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Winn by deed from Joseph A. Zbell, recorded in Instrument No. 200406300077372, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6309 Spera Pointe Xing, 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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 my hand this 9th day of April, 2018.

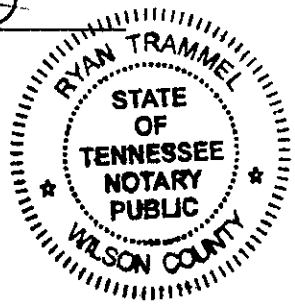
Charles M. Winn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles M. Winn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand, this 9th day of April, 2018.

Notary Public
State of Tennessee at Large



My Commission expires: December 6, 2020