WARRANTY DEED

Bill Garrett Davidson County
Batch# 80270 DEEDWARR
04/12/2018 02:28:14 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20180412-0034576

G-RM-18-0420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07-05-2021 (AFFIX SEAL)

RACHEL WILSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian S. Watson	New owner	
(NAME)	(NAME)	**051-15-0A-036.00-CO**
420 Walton Ln. #I36		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH M. BRANCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN S. WATSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. I-36 as shown on the plat of Quail Creek Condominium, of record in Book 6328, Page(s) 89 and 90, register's office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Joseph M. Branch, married by Warranty deed from Rigden Mill Properties, LLC of record in Instrument No. 20170420-0038677 Register's Office for Davidson County, Tennessee, dated April 18, 2017 and recorded on April 20, 2017.

The above referenced property was investment property for the Grantor and has never been the principal marital residence for Joseph M. Branch.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and shown on pages 89 and 90 of said Master Deed.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Quail Creek Homeowners' Association of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130709-0007572, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20151109-0114155 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Ln. #I36, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF APRIL, 2018.

Joseph M. Branch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. BRANCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212