Prepared by: STATE OF TENNESSEE
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $297,000.00.

Dikki A. Madway
Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Tissa Groom
Notary Public
My commission expires: 9.16.2020

TISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 111809 DEEDWARR
07/02/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20180702-0064116

02-1805-50410

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James W. Watson<br>2124 Skyglen Trace<br>Antioch TN 37013 | Same as New Owner | 173-08-0-A-092.00 CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Fawcett and Pamela Fawcett, husband and wife, and Michael David Fawcett**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James W. Watson, unmarried and Deborah J. Watson, unmarried as tenants in common***, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Section Three, Deer Valley, of record in Instrument No. 20060614-0070867, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Fawcett and Pamela Fawcett, husband and wife, and Michael David Fawcett by deed from Kathleen Vandenbergh and husband, David, dated April 15, 2016, recorded April 20, 2016, of record in Book , Page Instrument No. 20160420-0038368, Register's Office for Davidson County, Tennessee.

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 2124 Skyglen Trace, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15 day of June, 2018.

James Fawcett

Pamela Fawcett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Fawcett and Pamela Fawcett,** 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 in Brentwood, TN, this 15 day of June, 2018.

Notary Public

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

My Commission expires: 8/11/20

Michael David Fawcett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 10th day of May, 2018.

Notary Public

My Commission expires:

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

