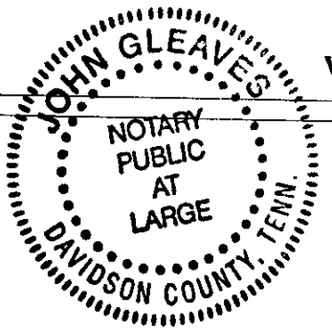


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC. 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 155
Steve Pardo 6628 Autumnwood Drive Nashville, Tennessee 37221	New Owner _____, __ _____	GROUP 08 0C PARCEL 037.00CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Peter Watts and Gayle Watts, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

STEVE PARDO AND AMY PARDO HUSBAND AND WIFE

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

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. 37 ON THE PLAN OF POPLAR CREEK, PHASE II, OF RECORD IN BOOK 6900, PAGES 339 THROUGH 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Peter Watts by deed from Luanne L. Watts dated November 9, 2005 and recorded in instrument no. 20051114-0137435 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

Gayle Watts JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **6628 Autumnwood Drive, Nashville, Tennessee 37221.**

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.

Karen Y Johnson Davidson County
Batch# 148094 **DEEDWARR**
10/02/2018 03:44:53 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13



20181002-0097885

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-6628

WITNESS my hand and official seal at office this 27th day of September, 2018.

Peter Watts
9-27-2018

Gayle Watts
9.27.2018

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Blount

Personally appeared before me, Peter Watts and Gayle Watts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 11/30/2020

SONYA D. KIBERT
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

My Commission Expires Nov. 30, 2020

PLEASE RETURN TO:

RUDY TITLE (LIC # 2001484)
608 Shelby Avenue | Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027