Send Tax Statements To:
New Owner
9500 Eldwick Dr.
Brentwood, TN 37027-8168

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Terry White
1310 Berry Street
Old Hickory, TN 37138

From Information Furnished By
The Parties

Map and Parcel 053-03-0-093.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHARLES RICHARD WATSON AND MARGARET DYER WATSON, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **TERRY WHITE, MARRIED** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Charles Richard Watson and Margaret Dyer Watson, husband and wife by Warranty Deed from Philip Huss, a married man, of record in Instrument No. 20161207-0128596, Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 07, 2016, as corrected by Scrivener's Affidavit recorded on October 25, 2017 of record in Instrument No. 20171025-0109512, said Register's Office.
>
> The conveyance is subject to all matters shown on the Plan of record in Plat Book 1424, page 66; Rights to easements of adjoining landowners in and to any party wall(s) located on the insured parcel; all of said Register's Office.
>
> Being also known as 1310 Berry Street and 1312 Berry Street Old Hickory, TN 37138.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TERRY WHITE, MARRIED** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Y Johnson Davidson County
Batch# 164934 DEEDWARR
11/26/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20181126-0115371

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of November, 2018.

Charles Richard Watson

Margaret Dyer 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 **CHARLES RICHARD WATSON AND MARGARET DYER WATSON, HUSBAND AND WIFE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 21st day of November, 2018.

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 4/19/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

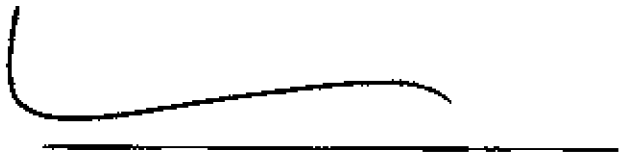
SWORN to and subscribed before me,
this 21st day of November, 2018.

NOTARY PUBLIC
My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

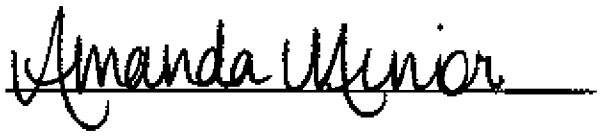
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

