WARRANTY DEED

Karen Johnson Davidson County
Batch# 192058 **DEEDWARR**
02/05/2019 02:50:51 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190205-0011066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Mark Watson	new owners	73-16-33
(NAME)	(NAME)	
2977 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, we Katherine Carter Hedge a/k/a Katherine Leah Hedge, unmarried and Richard Edward Carter, III, unmarried. hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Robert Mark Watson and Chelsie Breanne Watson, husband and wife, hereinafter called the GRANTEE(S), their 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. 149 on the Plan of the Revision of Section 1, Sunset View, of record in Plat Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northwesterly margin of Cabin Hill Road, at the corner of Lots 148 and 149; thence with the line between said lots, northwesterly 168 feet to a corner of Lot 150; thence with the line between Lots 149 and 150, northeasterly 165 feet to the southwesterly margin of McGavock Pike; thence with the Margin of the same, southeasterly 165 feet to the beginning of a curve; thence around said curve, southerly 31.42 feet to the margin of Cabin Hill Road; thence with margin of the same, southwesterly around a slight curve, 185 feet to the point of Beginning.

Being the same property conveyed to Richard E. Carter and wife, Catherine Carter, by Warranty Deed from Joe A. Armstrong and Georgia S. Armstrong Stoddard dated August 19, 1982 and recorded August 19, 1982 of record in Book 5926, Page 685, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Carter, Jr and wife, Catherine Carter, a one-half undivided interest and to Richard E. Carter, Jr and wife, Dorothy T. Carter, a one-half undivided interest by Quitclaim Deed from I. Dyke Tatum, Trustee dated December 18, 1991 and recorded December 19, 1991 of record in Book 8511, Page 510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Carter, Jr and wife, Dorothy T. Carter a one-half undivided interest by Quitclaim Deed from Richard E. Carter, Jr and wife, Catherine Carter, dated January 9, 1992 and recorded January 10, 1992 of record in Book 8526, Page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Carter, Jr by Quitclaim Deed from Dorothy T. Carter dated April 4, 1997 and recorded April 4, 1997 of record in Book 10411, Page 911, also, Final Decree of Divorce recorded as Docket Number 96D-1459, Register's Office for Davidson County, Tennessee.

The said Richard Edward Carter, Jr died testate on 07/11/2018, devising subject property to Katherine Leah Hedge and Richard Carter, III, as evidenced in File No. 18P1521, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 2663, Page 27 and 28, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2977 McGavock Pike, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective this the 1st day of February, 2019.

By: Katherine Carter Hedge
Katherine Carter Hedge

By: Richard Edward Carter III
Richard Edward Carter, III

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Carter Hedge and Richard Edward Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of January, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122