WARRANTY DEED

DANA C. WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 257270 DEEDWARR
07/16/2019 08:30:40 AM 2 pgs
Fees: $13.00 Taxes: $2,178.56

20190716-0069185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Shawna Faye Watterson **William Gordon Watterson** **Elizabeth J Dinneen**	**Broker Solutions Inc. dba New American Funding and/or It's Warehouse Lender**	
(NAME) **1812 Lakehurst Drive**	(NAME) **14511 Myford Rd., Suite 100**	**083-10-0-280.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Tustin, CA 92780**	
(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, **CLAIRE B. MCEWEN AND SCOTT M. MCEWEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWNA FAYE WATTERSON, A SINGLE WOMAN AND WILLIAM GORDON WATTERSON, MARRIED MAN AND ELIZABETH J DINNEEN, A SINGLE WOMAN, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 part of a 10-1/4 acre tract as shown on the plan of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, described as follows:

Beginning on the westerly margin of North 20th, formerly North 19th Street, 103 feet south of the southerly margin of Lakehurst Drive; thence with the westerly margin of said Street, southwardly 120 feet to the northerly line of the property conveyed to Fred W. Tolmie by deed of record in Book 816, page 380, said Register's Office; thence with Tolmie's northerly line, westwardly 130 feet to the southeast corner of the property conveyed to Mrs. Mary Katherine Woodward by deed from Effie Sexton Oehmig and husband, of record in Book 1272, page 207, said Register's Office; thence with Woodward's easterly line, northwardly 120 feet; thence eastwardly 130 feet to the beginning.

Being the same property conveyed to Claire B. McEwen and Scott M. McEwen, wife and husband by Warranty deed from Robert Lee Mabry, a single person and Michele M. Webber, a single person of record in Instrument No. 20120306-0019759 Register's Office for Davidson County, Tennessee, dated March 1, 2012 and recorded on March 6, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 547, Page 135, Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 3508, Page 286, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 3508, Page 286, 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: **1812 Lakehurst Drive, Nashville, Tennessee 37206**.

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 JULY, 2019.

Claire B. McEwen

Scott M. McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAIRE B. MCEWEN, 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 July, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT M. MCEWEN, 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 July, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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