WARRANTY DEED

Karen Johnson Davidson County
Batch# 265480 DEEDWARR
08/02/2019 09:24:43 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20190802-0076448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Jessica D. Puckett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF JULY, 2019.

Colleen Walters
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Watson and Paula Watson	Legacy Home Loans, LLC	160 16 0C 071.00
(NAME)	(NAME)	
421 Old Towne Drive	4004 Hillsboro Pike Suite 216 B	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tyler B. Bodiford, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Watson and Paula Watson, 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:

Land in Davidson County, Tennessee, being Unit No. 71 on the Plan of Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase, (a Revision of "Old Towne at Brentwood Chase"), of record in Instrument No. 20001103-0109137, 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 Tyler B. Bodiford, a single man by Warranty Deed from Andra Celeste Ben-Ami and Gil Ben-Ami, wife and husband dated November 20, 2015 and recorded November 23, 2015 in Instrument No. 201511230118519, in said Register's Office for Davidson County, Tennessee.

Aubrey Bodiford, wife of Tyler B. Bodiford hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 421 Old Towne Drive, Brentwood, TN 37027

File Number: FRN-1906789SSO

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.

Witness our hands this 31st day of July, 2019.

Tyler B. Bodiford

Aubrey Bodiford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tyler B. Bodiford and Aubrey Bodiford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1906789SSO