WARRANTY DEED

Karen Johnson Davidson County
Batch# 266212 DEEDWARR
08/02/2019 12:44:29 PM 2 pgs
Fees: $13.00 Taxes: $728.90

20190802-0076665

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Megan L. Hertz and Thomas W. Hertz, wife and husband	Same	33-12-136
(NAME)	(NAME)	
439 Janette Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191914

For and 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, I/we, Willie G. Watson, Jr. and wife, Christine K. Watson, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Megan L. Hertz and Thomas W. Hertz, wife and husband, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 70 on the plan of Section 1, Gateway, as shown on plat of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 77.20 feet on the southerly side of Janette Avenue and extends back 147.2 feet, more or less, on the easterly line and 156.60 feet, more or less, on the westerly line, to the margin of Dry Creek on which it measures 90.00 feet, more or less.

BEING the same property conveyed to Willie G. Watson, Jr. by Quitclaim Deed from Myrtle Irene Clift dated March 3, 1988 and filed of record in Book 7483, page 716, Register's Office for Davidson County, Tennessee. The said Willie G. Watson, Jr. conveyed subject premises to create an Estate by the Entireties in Willie G. Watson, Jr. and wife, Christine K. Watson by a Quitclaim Deed dated July 11, 2001 and filed of record in Instrument 20010712-0074154, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3344, page 582, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 439 Janette Avenue, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of July, 2019

Willie G. Watson, Jr.

Christine K. Watson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Willie G. Watson, Jr. and Christine K. Watson, the within named 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, at office, this 31st of July, 2019.

Notary Public
My Commission Expires:
3/28/23

