# WARRANTY DEED

B-TW-19-05524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

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) |
|---|---|---|
| **Virginia McLean** | NEW OWNER | |
| (NAME) | (NAME) | **098-06-0A-107.00-CO** |
| **5244 New John Hagar Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (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, **DAVID WATSON AND SUE ANN OWEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIRGINIA MCLEAN, A SINGLE WOMAN,** 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 Lot No. 99 on the Plan of Final Plat of Phase One, Section B, Bridgewater A Planned Unit Development of record in Plat at Instrument No. 20060425-0046949, and Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982 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 David Watson and Sue Ann Owen, husband and wife by Warranty deed from Les Lazarus, an unmarried man of record in Instrument No. 20150610-0054730 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 10, 2015.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060425-0046949 and surveyor's certificate of correction in Instrument No. 20060608-0067982, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043 and amended in Instrument No. 20051122-0141076, Register's Office for Davidson County, Tennessee.
- Charter of Bridgewater Master Association of record in Instrument Number 20060223-0021110, in the Register's Office for Davidson County, Tennessee.
- Easements to TVA of record in Book 1291, Page 99 and Book 1318, page 29, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20030827-0124253 and Instrument No. 20060120-0008000, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050222-0019150, in the Register's Office for Davidson County, Tennessee.
- Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights of record in Instrument Number 20060726-0090108 and Instrument No. 20091117-0105711, in the Register's Office for Davidson County, Tennessee.
- Conveyance to Homeowners Association for Open Spaces of record in Instrument Number 20091110-0103837, 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: **5244 New John Hagar Road, Hermitage, Tennessee 37076**.

Karen Johnson Davidson County
Batch# 290174 DEEDWARR
09/24/2019 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20190924-0096893

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 19th DAY OF SEPTEMBER, 2019.

David Watson

Sue Ann Owen

STATE OF Tennessee

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE OWENS 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2019.

Notary Public
My Commission Expires: 4/5/2023
(SEAL)

PATRICIA L. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 4/5/2023

STATE OF Tennessee

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2019.

Notary Public
My Commission Expires: 4/5/2023
(SEAL)

PATRICIA L. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 4/5/2023

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

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)