STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Karen Johnson Davidson County
Batch# 338098 DEEDWARR
01/03/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,890.70
20200103-0000706

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
File No. G19-7401

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allison Watson and Micah Watson (NAME)	Angel Oak Home Loans (NAME)	064-02-0-115.00
317 Willow Boughlane (STREET ADDRESS)	980 Hammond Dr. #200 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Heather Bergstrom Waterhouse, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Watson and Micah 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 Lot No. 321 on the Plan of Section 19, Brandywine Farms, as of record in Plat Book 5050, Page 12, as amended in Instrument Number 20120419-0033738; and also part of a closed road added to subject lot (per Ordinance No. 89-1030 dated 12/6/89), Register's Office for Davidson County, Tennessee, to which said plan and ordinance reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Heather Bergstrom Waterhouse by Quitclaim Deed from Todd Alan Waterhouse, dated 9/18/19 and recorded 10/28/19 in Instrument Number 20191028-0110416; and the same property previously conveyed to Heather Bergstrom Waterhouse and Todd Waterhouse, wife and husband, by Warranty Deed from Fred K. Davis and Karen H. Davis, husband and wife, dated 8/31/18 and recorded 9/5/18 in Instrument Number 20180905-0087695, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Restrictive Covenants of record in Book 5088, Page 362, Davidson County Register of Deeds.
2. Subject to Restrictive Covenants for Detached Structure of record in Instrument Number 20120702-0057633, said Register's Office.
3. Subject to Maintenance Easement Agreement of record in Instrument Number 20100318-0020206, said Register's Office.

4. Subject to Ordinance No. 89-1030 dated 12/6/89 adding part of closed road to subject lot, said Register's Office.
5. Subject to all existing easements and all other matters shown on plat of record in Plat Book 5050, Page 12, as amended in Instrument Number 20120419-0033738, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 317 Willow Bough Lane, Old Hickory, TN 37138.

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. Whenever 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 30th day of December, 2019.

Heather Bergstrom Waterhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2019, before me personally appeared Heather Bergstrom Waterhouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2019.

TODD SHOLAR
NOTARY PUBLIC
OF
TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY
(SEAL)
WILSON COUNTY