THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **420,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2020. Notary Public MY COMMISSION EXPIRES: 9-15-23 (AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 349049 DEEDWARR
01/27/2020 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200127-0009566

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David John Watson	New Owner	MAP & PARCEL
701 Spring House Circle		160-12-0-120.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Thomas Lee Clark and Darlene Shelton Clark, Trustees of The Thomas Clark and Darlene Clark Revocable and Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David John Watson and Bonnie Jean 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. 106 on the Plan of Resubdivision of Lots 69, 70, 105, 106 & 102, 103, Phases 1 and 2, Hearthstone, of record in Plat Book 5190, Page 575, said Register's Office.

Said Lot No. 106, which is a corner lot, fronts 90.00 feet on the Northwesterly margin of Trousdale Drive and fronts 167.41 feet on the Northeasterly margin of Spring House Circle, said frontages being joined by a curve having a length of 39.27 feet and extends back 160.00 feet on the Northeasterly lie and 105.70 feet on the Northwesterly line to a point of intersection.

Being the same property conveyed to Thomas L. Clark and wife, Darlene S. Clark by Warranty Deed from G. Martin Shaw and wife, Kathy T. Shaw, of record in Book 6454, Page 194, Register's Office for Davidson County, Tennessee, dated December 14, 1984 and recorded on December 20, 1984.

Being the same property conveyed to Thomas Lee Clark and Darlene Shelton Clark, appearing as Trustees of The Thomas Clark and Darlene Clark Revocable Living Trust by Quitclaim Deed from Thomas Lee Clark and Darlene Shelton Clark, of record in Instrument No. 20151218-0127205, Register's Office for Davidson County, Tennessee, dated December 09, 2015 and recorded on December 18, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **701 Spring House Circle, Brentwood, TN 37027.**

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 the 22nd day of January, 2020.

Thomas Clark and Carlene Clark Revocable Living Trust

Thomas Lee Clark, Trustee

BY: Thomas Lee Clark, Trustee

Darlene Shelton Clark, Trustee

BY: Darlene Shelton Clark, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas Lee Clark** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Thomas Clark and Darlene Clark Revocable Living Trust** the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Thomas Lee Clark, Trustee,** as such **Trustee.**

Witness my hand and seal this the 22nd day of January, 2020.

My Commission expires 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darlene Shelton Clark** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **Thomas Clark and Darlene Clark Revocable Living Trust** the within named bargainors, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Darlene Shelton Clark, Trustee,** as such **Trustee.**

Witness my hand and official seal this the 22nd day of January, 2020.

My Commission expires 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202001270009566

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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)