This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 356302 **DEEDWARR**
02/11/2020 08:59:35 AM 2 pgs
Fees: $13.00 Taxes: $901.88

20200211-0015388

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $243,750.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 7th day of February, 2020.

Notary Public

My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kevin Maute 518 Hadleys Bend Blvd Old Hickory, TN 37138	New Owner	063-08-0 071.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMIAH MARSHALL WATSON, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KEVIN MAUTE AND LORI MAUTE, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 10 of Block "S" on the Plan of Hadley Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremiah Marshall Watson, a married man, by deed from R & C Real Estate, Inc., a Michigan Corporation, dated 08/13/2018, of record in Instrument No. 20180820-0082220, said Register's Office. The spouse of Jeremiah Marshall Watson has never resided at the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 518 Hadleys Bend Blvd, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KPM LM

Witness my hand this the 7th day of February, 2020.

Jeremiah Marshall Watson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeremiah Marshall Watson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY