This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 463220 DEEDWARR
08/25/2020 11:13:32 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200825-0096068

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Douglas Austin Watson<br>629 Debbie Drive<br>Hermitage, TN 37076 | CapStar Bank<br>2002 Richard Jones Rd.<br>Ste 300A<br>Nashville, TN 37215 | 076050-085.00 |

**THIS INDENTURE,** made this 21st day of August, 2020 between

**Douglas Alan Watson and wife, Tammy A. Watson**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Douglas Austin Watson, an unmarried man**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 87 on the Plan of Hidden Hills, of record in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to where a more complete and accurate description of said lot can be found.**

**Being the same property conveyed to Douglas Alan Watson and wife, Tammy A. Watson by Quitclaim Deed dated 10/25/1996 from Faye L. Bright, unmarried of record in Book 10240, Page 595 and re-recorded in Book 10286, Page 166, Register's Office for Davidson County, Tennessee.**

This is (X ) improved ( ) unimproved property known as: 629 Debbie Drive, Hermitage TN 37076.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Douglas Alan Watson

Tammy A. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Douglas Alan Watson and Tammy A. Watson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of August, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $230,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of August, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

