THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
Stephanie J. Edwards Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
James R. Watterson and wife, India M. Watterson 1956 Old Hickory Boulevard Brentwood, Tennessee 37027	SAME	Map 158-10 Parcel 1

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **India M. Watterson**, hereinafter called the Grantor, for the purpose of making a re-conveyance of the subject property to herself and her husband as tenants by the entirety, has bargained and sold, and by these presents does transfer and convey unto **James R. Watterson, and wife, India M. Watterson,** their heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Karen Johnson Davidson County
Batch# 512766 DEEDWARR
11/10/2020 08:44:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20201110-0131977

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of November, 2020.

India M. Watterson

India M. Watterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, India M. Watterson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2020.

My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Forrest Trails, as of record in Book 3700, pages 24 and 25, and described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, at the southwest corner of Lot No. 13 on said plan, thence with the margin of said Old Hickory Boulevard, westerly 25 feet to a point; thence leaving said Boulevard, north 3 degrees 47 minutes east 442.20 feet to a point; thence north 3 degrees 04 minutes east 372.10 feet to a point; thence south 87 degrees 06 minutes east 389.60 feet to a point, at the northwest corner of Lot No. 15; thence with the line between Lots 14 and 15, southerly 418.5 feet to a point in the northerly line of Lot No. 12, thence with the line between Lots 12, 13 and 14, westerly 374.6 feet to the northwest corner of Lot No. 13; thence with the westerly line of Lot No. 13, southerly 442.3 feet to the point of beginning.

Being the same property conveyed to India M. Watterson by deed from James R. Watterson and wife, India M. Watterson of record in Book 11237 pages 387-388, Register's Office for Davidson County, Tennessee.

This is improved property known as 1958 Old Hickory Boulevard, Brentwood, Tennessee 37027.