Karen Johnson Davidson County
Batch# 531275 DEEDWARR
12/11/2020 01:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201211-0145731

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Lawrence Arnold Watson, Jr., as Trustee, Affiant

Subscribed and sworn to before me,
this 7th day of December, 2020.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5/3/2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Lawrence Arnold Watson, Jr. and Linda L. Watson, Co-Trustees of the Lawrence and Linda Watson Revocable Trust u/a dtd. December 7, 2020 812 Hunters Hill Trace Old Hickory, TN 37138	Lawrence Arnold Watson, Jr. and Linda L. Watson, Co-Trustees of the Lawrence and Linda Watson Revocable Trust u/a dtd. December 7, 2020 812 Hunters Hill Trace Old Hickory, TN 37138	Map 64 1-0-B Parcel 16 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **LAWRENCE A. WATSON, JR. and LINDA L. WATSON** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **LAWRENCE ARNOLD WATSON, JR. and LINDA L. WATSON, as Co-Trustees of the LAWRENCE AND LINDA WATSON REVOCABLE TRUST under agreement dated December 7, 2020** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 283 on the Revised Plan of Phase One, Section 2, Brandywine Pointe, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence A. Watson, Jr. and Linda L. Watson, as tenants by the entirety, from Kay C. Knight and husband, David M. Knight, on June 30, 1999 by Warranty Deed of record as Book 11553, Page 400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8120, Page 188; Book 9010, Page 627; Book 8671, Page 484; and Book 10721, Page 835, Register's Office for said County.

This conveyance is made subject to any and all existing restrictions and easements of record.

This is improved property commonly known as 812 Hunters Hill Trace, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 7th day of December, 2020.

Lawrence A. Watson, Jr.

LAWRENCE A. WATSON, JR.

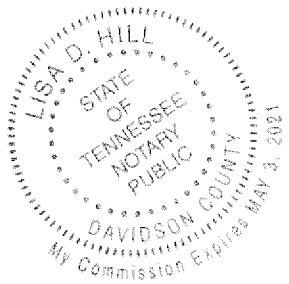
Linda L. Watson

LINDA L. WATSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE A. WATSON, JR.** and **LINDA L. WATSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 7th day of December, 2020.



Notary Public

My Commission Expires: 5/3/2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

