This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Send Tax Bill to
NEW OWNER:
James Deatrick, Jr.
1285 N. Mt Juliet Rd.
Mt. Juliet, TN 37122

MAP 0860A12700CO

Karen Johnson Davidson County
Batch# 623472 DEEDWARR
04/27/2021 01:33:30 PM 2 pgs
Fees: $13.00 Taxes: $636.40
20210427-0056101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra S. Hollan Watson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James Deatrick Jr.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Unit No. 127 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, page 682, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Debra S. Hollan, unmarried, by Deed dated October 31, 1984 from Thomas W. Grumke and wife, Jane Barry-Grumke of record in Book 6421, page 260, Register's Office for Davidson County, Tennessee. Debra S. Hollan, having married and is now known as Debra S. Hollan Watson, her husband having since deceased.

This is improved property known as 127 Thistle Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6034, page 365, Instrument No. 20170210-0013943 and Instrument No. 20170320-0026618, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in Book 6034, page 383, Book 7660, page 612, Instrument No. 20010327-0029002 and Instrument No. 20170210-0013943 and Instrument No. 20180904-0087326, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement, set forth in an instrument of record in Instrument No. 20121114-0104689, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Charter and Covenants contained in an instrument of record in Book 6034, pages 376, 383, 365 ; Book 7466, page 25; Book 7660, page 612, and Book 8275, page 843 and Instrument 20010327-0029002 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 682, and Boundary Plat of record in Book 5200, page 507 Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to Easements of record in Book 4419, page 230, Book 6164, page 436 and Book 6339, Page 780; Book 6387, page 949 and Book 6716, page 815 Register's Office for Davidson County, Tennessee.
Subject to Deed to HOA of record in Book 6158, page 931 and Book 6668, page 54 Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY hand this the 23rd day of April, 2021.

Debra S. Hollan Watson

Debra S. Hollan Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Debra S. Hollan Watson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $172,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of April, 2021.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 26 day of April, 2021, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith