WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/03 14:29 2pgs
Fees:13.00 Taxes:30.53

20030327-0040344

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002

Notary Public

MY COMMISSION EXPIRES: 12/29/03

(AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

PICK-UP

b-3168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PT Development LLC	PT Development LLC	092-05-0 329.00
(NAME) 414 Union Street, 6th Floor	(NAME) 414 Union Street, 6th Floor	
(ADDRESS) Nashville, Tennessee 37239	(ADDRESS) Nashville, TN 37239	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ida B. Watkins, James E. Watkins, Frank H. Watkins, Mary F. Gooch, Littie M. Fizer, Henry A. Watkins, Jr. and The Estate of John R. Watkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PT Development LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 19 feet of Lot No. 6 on the Plan of A. W. Wills' Subdivision of part of the Barrow Lands, as of record in Book 161, Page 107, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 6, fronts together 30.2 feet on the northerly side of Torbett Avenue and runs back 125 feeet on the easterly line and 143 feet on the westerly line with the easterly margin of 32nd Avenue, North formerly Pilcher Avenue, to an alley, measuring 99 feet thereon.

See Attached Exhibit "A" for derivation clause.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Littie M. Fizer executes this Warranty Deed for and on behalf James E. Watkins, Frank H. Watkins, Ida B. Watkins and Mary H. Gooch pursuant to a Power of Attorney recorded simultaneously herewith at Instrument # *.

* 20030327-0040343

unimproved ☒

This is improved ☐ property, known as 3116 Torbett Ave., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 21st day of January, 2003.

Henry A. Watkins, Jr.

Ida B. Watkins by Littie M. Fizer, Attny in Fact

James E. Watkins by Littie M. Fizer, Attny in Fact

The Estate of John R. Watkins

By: Awanda G. Watkins, Executrix

Littie M. Fizer

Frank H. Watkins by Littie M. Fizer, Attny in Fact

Mary F. Gooch by Littie M. Fizer, Attny in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Littie M. Fizer and Henry A. Watkins, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of January, 2003.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE KAREN L. CRUSTY

Commission expires: 12/29/03

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Littie M. Fizer, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Ida B. Watkins, James E. Watkins, Frank H. Watkins and Mary H. Gooch, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Ida B. Watkins, James E. Watkins, Frank H. Watkins and Mary H. Gooch.
Witness my hand and Notarial Seal this 21st day of January, 2003.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE KAREN L. CRUSTY

Notary Public

My Commission Expires: 12/29/03

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027