WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,000.00**

Grant Watkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant Watkins Jr.	Grant Watkins Jr.	80-8-398
(NAME)	(NAME)	
3211 Crowe Drive	3401 Chateau Valley Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37207	
(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, **EDNA C. WILLIAMS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT WATKINS, JR AND ANNIE F. WATKINS, HUSBAND AND WIFE,** 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. 313 on the Plan of Bordeaux Gardens, Section I, as of record in Book 3300, page 91, Register's Office for said County.

SAID Lot No. 313 fronts 55 feet on the westerly side of Crowe Drive and extends back 120 feet on the northerly line and 131.2 feet on the southerly line, to a dead line in the rear on which it measures 56.17 feet.

Being the same property conveyed to Eugene Williams and wife, Edna C. Williams by deed from Donald C. Clark and wife, Nancy L. Clark in Book 4633, page 830, and then conveyed unto Edna C. Williams and Jonnie A. Luster by Quitclaim Deed in Instrument No. 20001023-0105226 and re-recorded in Instrument No. 20010105-0001540 and further conveyed to Edna C. Williams by Quitclaim Deed from Jonnie A. Luster of record in Instrument No. 20011205-0133946 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **3211 Crowe Drive, Nashville, TN 37218**

(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 my hand this 16th day of December, 2003.

Edna C. Williams
Edna C. Williams

Davidson County DEEDWARR
Recvd: 12/17/03 14:38 2pgs
Fees:13.00 Taxes:225.70

20031217-0180076

STATE OF TENNESSEE

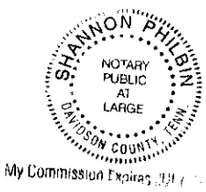
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna C. Williams, an unmarried person, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2003.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires