# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/04 08:16 1pgs
Fees:13.00 Taxes:257.52

20040623-0074150

This Instrument Prepared Upon Information Furnished by Parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JUNE 2004

Notary Public

MY COMMISSION EXPIRES: 7/24/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE THOMAS N. JONES WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
**Capital Journey, LLC 201 Thompson Lane, Ste 200, Nashville, TN 37211**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | Map: 119-13 |
|---|---|---|
| Janice A. Watson | Janice A. Watson | Parcel: 111 |
| 1964 Burke Hollow Rd | 1964 Burke Hollow Rd | |
| Nolensville, TN 37135 | Nolensville, TN 37135 | |
| | | |

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, I, **JAMES ROBERTS, an individual** HEREINAFTER CALLED THE GRANTOR, HIS HEIRS AND ASSIGNS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANICE A. WATSON**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 22, on the Map of College Heights, of record in Book 332, Page 19, Register's Office of said County.

Said Lot No. 22 fronts 50 feet on the northerly side of Timmons Street and runs back between lines, 169.6 feet on the easterly line and 171 feet on the westerly line, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to James Roberts by Substitute Trustee's Deed dated May 17, 2004 of record in Instrument Number 20040601-0063843, Register's Office of Davidson County, Tennessee.

This is improved ☐ unimproved property, known as 520 Timmons Street, Nashville, TN 37211

(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 my self, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 18th day of June, 2004.

JAMES ROBERTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Sarah Evans, a Notary Public of the County and State first above written, do hereby certify that James Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal at Davidson County, this the 18th day of June, 2004.

Notary Public

Commission Expires: 11-24-07

SARAH EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007