WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/04 13:01 2pgs
Fees:13.00 Taxes:294.15

20040707-0080677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 04-29-07

(AFFIX SEAL)

NANCY WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Snell	Crown Mortgage Services	080-08-0-398.00
(NAME)	(NAME)	
3211 Crowe Street	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Goodlettsville, TN 37072	
(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, **Grant Watkins Jr. and Annie F. Watkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonya Snell, unmarried**, 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 1, 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 Grant Watkins Jr. and Annie F. Watkins by Deed from Edna C. Williams, an unmarried person, of record in Instrument # 200312170180076, dated December 16th, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3300, page 91; of record in the Register's Office Davidson County, Tennessee.

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 our hands this 28th day of June, 2004.

Grant Watkins Jr.

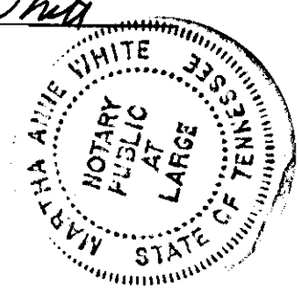
Annie F. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Grant Watkins Jr. and Annie F. Watkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of June, 2004.

Martha Anne White
Notary Public



My Commission Expires: 04-29-06