184

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/05 08:12 2 pgs
Fees:13.00 Taxes:160.58
20050725-0085849

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$43,400.00.**

Affiant

Subscribed and sworn to before me this 19 day of July, 2005

Notary Public
My Commission expires: 7-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robertson properties, LLC	SAME	71-12-0-126.00
4117 Hillsboro Pike, Box 103-122		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Don Dewayne Watkins and Anna Maria Sutton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Don Dewayne Watkins and Anna Maria Sutton, by deed from Matthew York McClanahan, unmarried, on July 14, 1995, of record in Book 9731, page 915, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **715 Chickasaw Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 19, 2005.

Don D. Watkins

Anna M. Sutton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Don Dewayne Watkins and Anna Maria Sutton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 19, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY