WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/07 13:28 2 pg:
Fees:13.00 Taxes:340.40

20070220-0020798

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Juhl	New owner	131-03-0-86.00
(NAME)	(NAME)	
465 Tusculum Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	,	
(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, William W. Watkins and wife, Carol Frances Watkins, and William W. Watkins, II, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Juhl, 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. 9 on the Plan of McMurray Meadows, Section 1, of record in Book 5060, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Tusculum Road at the dividing line between Lots Nos. 8 and 9 on said plan; thence southerly along said dividing line 107.98 feet to a point; thence westerly 115.21 feet to a point in the easterly margin of McMurray Drive; thence northerly along easterly margin of McMurray Drive 67 feet to the beginning of a curve; thence around said curve a distance of 34.87 feet to a point in the southerly margin of Tusculum Road; thence easterly along the southern margin of Tusculum Road 74.46 feet to the point of beginning.

Being the same property conveyed to William W. Watkins and wife, Geneva W. Watkins and William W. Watkins, II, by deed of record in Book 11283, Page 662, Register's Office for Davidson County, Tennessee. Geneva W. Watkins having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of William W. Watkins by David Adcock II as Power of Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070220 - 0020797, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Carol Frances Watkins by David Adcock II as Power of Attorney In Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee. 20070220 - 0020796

Carol Frances Watkins joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 465 Tusculum Road, 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 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 14th day of February, 2007.

Carol Frances Watkins by David E. Adcock, II her attorney in fact

William W. Watkins by David E. Adcock, II his attorney in fact

William W. Watkins, II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 8th day of February, 2007, before me personally appeared David Adcock II, the person who executed the foregoing instrument on behalf of Carol Frances Watkins and who acknowledged that he executed the same as the free act and deed of the said Carol Frances Watkins, through Power of Attorney granted he by the said Carol Frances Watkins.

On this the 8th day of February, 2007, before me personally appeared David Adcock II, the person who executed the foregoing instrument on behalf of William W. Watkins and who acknowledged that he executed the same as the free act and deed of the said William W. Watkins, through Power of Attorney granted he by the said William W. Watkins.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Watkins, II with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2007.

Commission expires:

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public