WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

200802014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shana Rhee Watkins & Robert Anthony Thomas	First Tennessee Home Loans, a division of First Tennessee Bank N.A.	083-07-0 103.00
(NAME)	(NAME)	
723 Powers Avenue	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irving, TX 75063	
(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, I, Don Burnell and wife, Paulette Burnell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shana Rhee Watkins, unmarried, and Robert Anthony Thomas, unmarried, as joint tenants with rights of survivorship, 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, Tennessee, being the easterly part of Lot Nos. 1 and 2 of Block 4 on the map of Tillman's Subdivision No. 1, of record in Book 1130, page 29, Register's Office for Davidson County. Tennessee, and described according to a copy of a survey thereof made by James A. Hamilton, Jr. March 2, 1947, as follows:

Beginning at a point in the westerly margin of Powers Avenue at the common corner of Lots Nos. 2 and 3; thence with the line between said lots westerly 150 feet to a point 245 east of the easterly margin of Porter Road, said point being the southeast corner of the property conveyed to James R. Cherry by deed from John W. Johnson and wife, of record in Book 1449, page 171, said Register's Office; thence the easterly line of said Cherry property northerly 139.5 feet, more or less, to the easterly margin of Tillman Avenue; being 200 feet east of the easterly margin of Porter Road; thence with the southerly margin of Tillman Avenue, easterly 132.55 feet to a concrete monument set at the beginning of curve; thence around said curve, having a radius of 20 feet, to a concrete monument set in the westerly margin of Powers Avenue; thence with the margin of the southerly 140 feet to the point of beginning, same except that part of the northeast corner of Lot No. I taken for the curve of Powers Avenue into Tillman Avenue, as shown on the said survey.

Being the same property conveyed to DON BURNELL AND PAULETTE BURNELL, by deed from LES LAZARUS, of record as Instrument No. 20060731-0092295, dated August 30, 2006, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 723 Powers Avenue, Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 02/25/08 16:21 2 pgs
Fees:13.00 Taxes:573.50

20080225-0018501

Witness our hands this 22nd day of February, 2008.

Don Burnell

Paulette Burnell

STATE OF: TENNESSEE
COUNTY OF: Davidson

On this 22nd day of February, 2008, personally came Don Burnell and Paulette Burnell and I have made known to them the contents of this agreement and having personally satisfied myself on the basis of sufficient evidence that he/she/they are the persons signing above executed the same as his/her/their voluntary act and deed.

My Commission Expires:
01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212