Davidson County DEEDWARR
Recvd: 08/19/08 11:37 1 pgs
Fees:13.00 Taxes:1106.30

20080819-0085179

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

I HAVE RELIED UPON CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of August, 2008.

Notary Public

My Commission Expires: Notary Public

JOEY SANDERS NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES: 2/19/2010 COUNTY OF WILLIAMSON

AT-20080175

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Judy Carlene Kilgore 455 Country Club Loop	New owner	142.16-0C-024.00 CO
Paris, TN 38242		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kevin Watford and wife, Elizabeth Watford**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Judy Carlene Kilgore**, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being lot No. 24 on the Plan of Devon Highlands, Phase II, as of record in Plat Book 7900 page 517, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Watford and wife, Elizabeth Watford from Kevin Watford by Quitclaim Deed dated January 24, 2007 and recorded February 6, 2007 in Instrument #20070206-0015473, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2612 South Highlands Drive, Nashville, TN 37221.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 15th day of August, 2008

Kevin Watford

Elizabeth Watford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Kevin Watford and Elizabeth Watford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of August, 2008.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY