(2)

File No. 280801037

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/24/08 09:27 2 pgs
Fees:13.00 Taxes:517.63
20080924-0097021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Watkins	**NEW OWNER**	149-01-0B-109.00 CO
(NAME)	(NAME)	
4628 Billingsgate Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **I, Sara Heathcote f/k/a Sara Burnham**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James D. Watkins and Nancy Watkins, husband and wife,** hereinafter called the grantee(s), **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 all of Lot No. 232, Piccadilly Square, Phase III, according to plat and survey of same appearing of record in Plat Book 6250, Page 892, 893 & 894, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Sara Burnham by Quitclaim Deed from Jonathan Burnham, of record in Instrument No. 20061117-0142793, Register's Office for Davidson County, Tennessee, dated November 2, 2006.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2009, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 892, 893 & 894, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6236, Page 683, Book 6236, Page 730, Book 6295, Page 506, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and in Book 6830, Page 739, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6236, Page 703, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Book 7288, Page 964 and in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.

Information Brochure for HOA of record in Book 6236, Page 726, Book 6295, Page 596, Book 6295, Page 602 and in Book 6300, Page 439, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6236, Page 708, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and in Book 6300, Page 431, Register's Office for Davidson County, Tennessee.

Easement for Power Lines of record in Book 6298, Page 491, Register's Office for Davidson County, Tennessee.

Easement for Sewer and Water Lines of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, Book 6530, Page 823, Book 7389, Page 189 and in Book 7389, Page 213, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **4628 Billingsgate Road, Antioch, TN 37013**

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 19th day of September, 2008.

Sara Heathcote

Sara Heathcote by Theresa Jones Atty in fact

By: Theresa Jones, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Theresa Jones**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney in fact of **Sara Heathcote** and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 19th day of September, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280801037

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064