WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

George T. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July, 2009.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

BILL GARRETT, Davidson County
Trans: T20090049740 DEEDWARR
Recvd: 07/23/09 09:53 2 pgs
Fees: 13.00 Taxes: 555.00
20090723-0069070

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George T. Brooks	TAYLOR BEAN & WHITAKER MORTGAGE	Map 69-2
(NAME) 4312 Enchanted Circle	(NAME) 1417 N. Magnolia Avenue	Parcel 20
(ADDRESS) Nashville, TN 37218	(ADDRESS) Ocala, FL 34475	
(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, **KAREN WATKINS BRYANT, MARRIED, AND JONATHAN K. WATKINS, UNMARRIED, AND JOHN H. WATKINS AND WIFE, MARY S. WATKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE T. BROOKS AND WIFE, SARAH L. BROOKS,** 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. 71 on the Plan of Enchanted Hills, Section I, of record in Plat Book 3300, page 96, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen Watkins Bryant and Jonathan K. Watkins by Quitclaim Deed from John H. Watkins and wife, Mary S. Watkins, who retained a life estate in said property, of record in Instrument #20020904-0107280, said Register's Office.

John H. Watkins and Mary S. Watkins join in executing this deed to convey their life estate interest in said property.

Karen Watkins Bryant warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 96, said Register's Office; and (c) Easement of record in Book 5212, page 83, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4312 Enchanted Circle, Nashville, Tennessee 37218
(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 20 day of July, 2009.

John H. Watkins By Greg Hardeman, Attorney in Fact

Karen Watkins Bryant By Greg Hardeman, Attorney in Fact

Mary S. Watkins By Greg Hardeman, Attorney in Fact

Jonathan K. Watkins By Greg Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Karen Watkins Bryant and Jonathan K. Watkins and John H. Watkins and Mary S. Watkins, and who acknowledged that he executed the same as the free act and deed of Karen Watkins Bryant and Jonathan K. Watkins and John H. Watkins and Mary S. Watkins.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2009.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public