

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE -ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$3,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 4, 2010~~ 11/24/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Watts	OWNER	05308007800
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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,

THE ESTATE OF NAOMI MADOLINE NETHERTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES WATTS,

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. 4 of Block No. 3 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, together with all buildings, improvements or appurtenances belonging thereto.

Said Lot No. 4 fronts 44 feet on the southwesterly side of Elliott Avenue, and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Rulon Netherton and wife, Madoline Netherton by Deed from Chestalee Pennington and Mary A. Pennington recorded January 30, 1975 of record in Book 4886, page 97, Register's Office for Davidson County, Tennessee. The said Rulon Netherton having since died and said property vested solely into Madoline Netherton a/k/a Naomi Madoline Netherton. The said Madoline Netherton a/k/a Naomi Madoline Netherton, having since died, January 15, 2008.

Said property is being sold pursuant to Court Order, Probate Docket #08P-364.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2406 Elliot Dr., Old Hickory, TN

(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.

BILL GARRETT, Davidson County
Trans:T20100013382 DEEDWARR
Recvd: 03/05/10 13:26 2 pgs
Fees:13.00 Taxes:122.10
20100305-0017231

Witness our hands this 4th day of March, 2010.

The Estate of Naomi Madoline Netherton
By:
Ricky Taylor, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ricky Taylor Executor of **THE ESTATE OF NAOMI MADOLINE NETHERTON** with whom I am personally acquainted or satisfactorily proven, and who upon oath acknowledged himself to be the Executor of **THE ESTATE OF NAOMI MADOLINE NETHERTON**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at on this 4th day of March, 2010.

Commission expires:

11/24/13

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON