WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034681 DEEDWARR
Recvd: 06/08/10 08:44 2 pgs
Fees:13.00 Taxes:136.90
20100608-0044287

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **5/28/2010**

Notary Public

MY COMMISSION EXPIRES: 3/21/2011
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:

Four Star Title, LLC
541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122
File #**10-0064**

ADDRESS NEW OWNER(S) AS FOLLOWS: **Leland D. Watts**	SEND TAX BILLS TO: **NEW OWNER**	MAP-PARCEL NUMBERS **08008029400**
(NAME) **2819 Gallatin Road**	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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 Mary Ella McDonald,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leland D. Watts, married,** 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 27, PLAN OF BORDEAUX HILLS, SECTION 4, as shown on plat of record in Plat Book 3600, Page 49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Ella McDonald by Warranty Deed from Carrie Lee Dowell and Carrie Reed, recorded on the 20th day of December, 1973 in Book 4774, Page 460, in the Register's Office of Davidson County, Tennessee. The said Mary Ella McDonald having since died in August, 2008, vesting said property to Eva Marie Carney as Executrix of her estate according to her Last Will and Testament, filed February 11, 2009, in the Seventh Circuit Court of Davidson County Tennessee Probate Division, Docket No. 09-P-212, by Letters of Testamentary and Orders filed August 28, 2009 and May 26, 2010, in the Seventh Circuit Court of Davidson County Tennessee Probate Division, Docket No. 09P-212.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3256 Hinkle Drive, Nashville, TN 37218**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **May, 2010**.

The Estate of Mary Ella McDonald

Eva Marie Carney Executrix

By: Eva Marie Carney, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Eva Marie Carney, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon his/her/their oath acknowledged himself/herself/themselves to be the Executrix for the Estate of Mary Ella McDonald, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Mary Ella McDonald.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 2010.

NOTARY

MY COMMISSION EXPIRES: 7/14/2013