RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110033365 DEEDWARR
Recvd: 06/03/11 13:51 2 pgs
Fees: 13.00 Taxes: 773.30
20110603-0042781

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-8-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ellen Pethel	Mary Ellen Pethel	09115023900
(NAME)	(NAME)	
5008 Dakota Avenue	5008 Dakota Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, we, **Austin Ray Watson and Ralph H. Watson Sr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary Ellen Pethel, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of Block 17 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described according to a survey dated December 9, 1958 by William Collier Parrish Associates, Civil Engineers, as follows: Beginning at an iron stake on the northerly margin of Dakota, formerly Fourth Avenue, at a point 60 feet east of the northeast corner of said Avenue and 51st Avenue, North, formerly 10th Street; thence with the northerly margin of Dakota Avenue, eastwardly 50 feet to an iron stake at the southwest corner of the property conveyed to William E. Gribble by deed from Mollie E. Grizzard, of record in Book 464, Page 247, Register's Office for Davidson County, Tennessee; thence with Gribble's westerly line, northwardly 150 feet to an iron stake in the southerly margin of an alley; thence with said alley westwardly 50 feet to an iron stake; thence southwardly 150 feet to the beginning.

Being the same property conveyed to Eugene A. Watson and wife, Agnes Laverne Watson by Deed from William Obra Baird and wife, Ernestine M. Baird, dated 12/05/1974 and filed for record on 12/05/1974 in Book 4873, Page 288, Register's Office for Davidson County, Tennessee. The said Eugene A. Watson died on 04/23/1976, leaving Agnes Laverne Watson the sole surviving tenant by the entirety. The said Agnes Laverne Watson died intestate on 01/08/2009, leaving Austin Ray Watson and Ralph H. Watson, Sr., as her sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20110603-0042780, Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. All matters as set forth per Plat Book 421, Page 18, said Register's Office.

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 5008 Dakota Avenue, Nashville, TN 37209

(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/or 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/or 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 1st day of June, 2011.

Austin Ray Watson

Austin Ray Watson

Ralph H. Watson Sr.

Ralph H. Watson Sr.

State of Tennessee
County of Wilson

Personally appeared before me Austin Ray Watson and Ralph H. Watson Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2011.

Tracey Trumphour

Notary Public

My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON