WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069850 DEEDWARR
Recvd: 11/04/11 15:14 2 pgs
Fees:13.00 Taxes:5.55
20111104-0086557

G-BW-11-LOT-F

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian V. Watkins	Brian Watkins (NAME)	059 D 100 1800
0 Sunnyview Drive	4487 Post Pl. #112 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSE A. REYNA, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN V. WATKINS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING RESERVE PARCEL F, SECTION 6A, BUENA VISTA ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 6, 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 JOSE A. REYNA, AN UNMARRIED PERSON BY QUITCLAIM DEED FROM JAMES E. BROWN AND PEONY P. BROWN , RECORDED ON THE 14TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091214-0113744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO JAMES E. BROWN AND PEONY P. BROWN BY FINAL DECREE CONFIRMING SALE FROM AFFILIATED BUILDING SERVICES, INC. DATED JULY 20, 2001, FILED FOR RECORD ON AUGUST 21, 2001 IN INSTRUMENT NO. 20010821-0090301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4660, PAGE 6; AND COVENANTS, CONDITIONS AND RESTICTIONS OF RECORD IN BOOK 4668, PAGE 223 AND RE-RECORDED IN BOOK 4673, PAGE 630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)

This is improved ( ) property, known as 0 Sunnyview Drive, 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 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 hand(s) this 2nd day of November, 2011.

Jose A. Reyna

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose A. Reyna, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2011.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)



My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903