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BILL GARRETT, Davidson County
Trans:T20110080176 DEEDWARRSP
Recvd: 12/19/11 13:34 2 pgs
Fees:13.00 Taxes:777.00
20111219-0098757

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Watford	**Kenneth E. Watford**	**145000154.00**
(NAME)	(NAME)	
5208 Granny White Pike	**836 Glen Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Nashville, Tennessee 37204**	
(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, **Civic Bank & Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth E. Watford, **Single** 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:

Being Lot 1 of the Van Becelaere Subdivision of record in Instrument No. 20060217-0019459 to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Civil Bank & Trust by Deed dated September 15, 2009 from Sean C. Kirk, Substitute Trustee of record in Instrument No. 20090917-0087047, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **5208 Granny White Pike, Nashville, TN 37220**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, Kenneth E. Watford, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby byCivic Bank & Trust,. 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 hand this **16th day of December, 2011.**

Civic Bank & Trust

By: Thomas J. Kern, CRC
Vice President & Relationship Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Thomas J. Kern** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Vice President & Relationship Manager**, of **Civic Bank & Trust**, the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company.

Witness my hand and official seal at Office this 16th day of December, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

