Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120024996 DEEDWARR
Recvd: 04/05/12 12:33 2 pgs
Fees:13.00 Taxes:419.95
20120405-0029234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 113,500.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2012.

Notary Public

My commission expires: 11-29-2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ARLENE EDWARDS

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JABBAR LEWIS	Prime Lending Mtg	**052080A02600CO**
1904 GULF BREEZE PLACE	18111 Preston Rd Ste 900	
MADISON, TN 37115	Dallas TX 75252	

FOR AND IN 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 ACKNOWLEDGE, WE,

DEBORAH A WATKINS, UNMARRIED

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

JABBAR LEWIS, Unmarried

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. 26 ON THE PLAN OF HERON WALK, SECTION 1, PHASE 1, OF RECORD IN PLAT BOOK 9700, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH A WATKINS, UNMARRIED BY WARRANTY DEED FROM CHERYL P COLE, UNMARRIED DATED 04/26/01 AND RECORDED ON 04/27/01 IN INSTRUMENT NO. 20010427-0042808, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 9700, Page 173, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1904 GULF BREEZE PLACE, MADISON, TN 37115.

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 in 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.

Witness my/our hand(s) this 28th day of March, 2012.

Deborah A. Watkins

DEBORAH A WATKINS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, DEBORAH A WATKINS, the within named Grantors, 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, at office, this 28th day of March, 2012.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012