THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071443**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $192,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2012. Notary Public My Commission Expires: 6-23-14

HENRY E. RAGLE, IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip M. Tomlinson and Sarah Tomlinson 4806 Danby Drive Nashville, TN 37211	New Owner	Tax Parcel ID No. 14701026200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Guy Watkins and Courtney Watkins, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Phillip M. Tomlinson and Sarah Tomlinson, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 197, on the plan of Caldwell Hall Subdivision, Section 1, Revised, as shown on plat of record in Plat Book 2900, Page 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 197 fronts 80 feet on the Easterly side of Danby Drive and runs back 161 feet on the North line and 160.5 feet on the South line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Guy Watkins and wife, Courtney Watkins by Warranty Deed from Edwin S. Pink, Jr. and Yamileth Lily Pink, husband and wife, recorded on the 16th day of March, 2006 in Instrument No. 20060316-0030713, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE (REVISED), CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 57, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans: T20120057672 DEEDWARR
Recvd: 08/03/12 15:31 2 pgs
Fees: 13.00 Taxes: 712.25
20120803-0069299

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2929, Page 117 and Book 2997, Page 93 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4806 Danby Drive Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2012.

Guy Watkins

Courtney Watkins by Guy Watkins attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Guy Watkins,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Courtney Watkins,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of July, 2012.

Notary Public

My Commission Expires: _____

