6

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,000.00**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2012<br>Notary Public<br>MY COMMISSION EXPIRES: 5/6/2013<br>(AFFIX SEAL) |
|---|---|

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

**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 |
|---|---|---|
| **Hank A. Watkins** | Hank A. Watkins | **07115020700** |
| (NAME) | (NAME) | |
| **2429 Inga Street** | 2429 Inga Street | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | Nashville, TN 37206 | |
| (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, **David C. Watkins and wife Geneva Watkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hank A. Watkins and wife, Ann K. Watkins,** 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 Lots Nos. 121 and 122 on the plan of the Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 121 and 122 adjoin and front together 50.0 feet on the westerly margin of Stainback Avenue and run back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to David C. Watkins and wife, Geneva Watkins by deed dated August 27, 2012 from I Dyke Tatum, Substitute Trustee of record in Instrument No. 20120831 0078917, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald E. Fleet, unmarried by deed dated December 27, 1995 from David C. Watkins and wife, Geneva Watkins of record in Book 9905, Page 760, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1304 Stainback Avenue, Nashville, TN 37206**

(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20120065494 DEEDWARR
Recvd: 08/31/12 11:20 2 pgs
Fees:13.00 Taxes:166.50
20120831-0078918

Witness our hands this 30th day of August, 2012.

David C. Watkins

Geneva Watkins

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **David C. Watkins and wife Geneva Watkins** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2012.

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

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public