WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120094160 DEEDWARR
Recvd: 12/10/12 11:29 2 pgs
Fees: 13.00 Taxes: 592.00

20121210-0113476

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley A. Watkins	Avenue Bank	05814004800
(NAME)	(NAME)	
PO Box 280394	111 10th Ave. South, Ste.	200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara L. McClain, unmarried and Sherri Gibson, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shirley A. Watkins**, unmarried hereinafter called the GRANTEE (S), their heirs and/or 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. 190 on the Plan of Enchanted Hills, Section 7, as of record in Plat Book 4300, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The said Eliza Ozell Gibson died testate devising subject property to Barbara Gibson, Sherri Gibson and Charles Gibson as evidenced by the Last Will and Testament of Eliza Ozell Gibson filed in Docket 03P1710, in the Probate Court Clerk's Office for Davidson County and in Instrument 200302200022590, said Register's Office.

Being the same property conveyed to Barbara L. McClain, unmarried by Deed from Charles E. Gibson, unmarried, dated 11/14/2005 and filed for record on 11/15/2005 in Instrument 200511150138020, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4300, Page 61, said Register's Office.
Restrictions of record in Book 4432, Page 608, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4226 Eatons Creek Road, Nashville, TN 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/or 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/or 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 our hands this 6 day of December, 2012.

Barbara L. McClain

Sherri Gibson

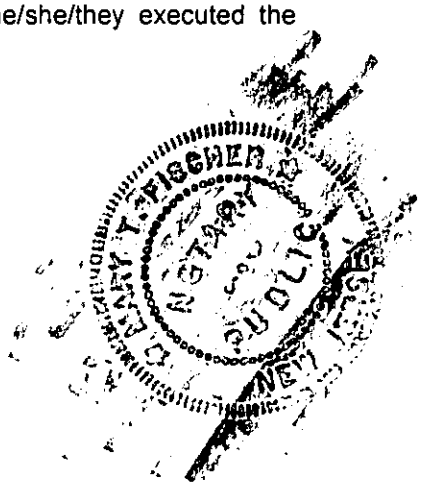
State of New Jersey
County of Atlantic

Personally appeared before me Barbara L. McClain and Sherri Gibson, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2012.

Mary Fischer
Notary Public
My Commission Expires: 6/28/15

MARY T. FISCHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 28, 2015



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122