THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112428** Return To: FOUNDATION TITLE AND ESCROW, LLC 2671 ~~1725~~ N. Mt. Juliet Rd., ~~Ste: C~~ Mt. Juliet, TN 37122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $158,000.00. Ashley Salisbury Affiant Subscribed and sworn to before me, this3rd day of December, 2012. Notary Public My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner: Scott C. Watkins and Beth K. Watkins 1715 Electric Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09402007400

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, **Jacqueline R. Crumley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott C. Watkins and wife, Beth K. Watkins** ("Grantees"), their 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 53, PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, as shown on plat of record in Plat Book 161, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacqueline R. Crumley, a single person by Warranty Deed from Capital Journey, LLC, recorded on the 14th day of September, 2009 in Instrument No. 20090914-0085538, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, as recorded in Plat Book 161, Page(s) 8.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1715 Electric Avenue Nashville TN 37206.

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.

Peter M. Sourek, husband of Jacqueline R. Crumley, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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

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Trans:T20120094210 DEEDWARR
Recvd: 12/10/12 12:17 2 pgs
Fees:13.00 Taxes:584.60
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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 3rd day of December, 2012.

Jacqueline R. Crumley

Peter M. Sourek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacqueline R. Crumley and Peter M. Sourek, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014