Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130039218 DEEDWARR
Recvd: 05/10/13 09:39 2 pgs
Fees:13.00 Taxes:1387.50
20130510-0047402

06-1304-75110

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2013.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Beltran	U.S. Bank Home Mortgage	086-00-0-298.00
717 Old Lebanon Dirt Road	4801 Frederica Street	
Hermitage TN 37076	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anita L. Davis, Unmarried and Margaret I. Chitwood, now Watkins, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer Beltran and husband, Luis Beltran**, hereinafter called the Grantees, their successors 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. 1, on the Plan of Martin Withers Subdivision, of record in Plat Book 6200, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anita L. Davis, a married woman, and Margaret I. Chitwood, a married woman by Quitclaim Deed from Anita L. Davis, dated November 4, 2010, recorded November 12, 2010, of record in Instrument No. 20101112-0090779, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Anita L. Davis and Margaret I. Chitwood, as Joint Tenants with Right of Survivorship by Quitclaim Deed from Anita L. Davis, a married woman, and Margaret I. Chitwood, a married woman, dated November 12, 2010, recorded November 18, 2010, of record in Instrument No. 20101118-0092228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Margaret L. Chitwood Watkins, nor her spouse or any dependent.

This property is improved property known as 717 Old Lebanon Dirt Road, Hermitage, TN 37076

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OR THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of May, 2013.

Anita L. Davis

Margaret I. Chitwood Watkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita L. Davis and Margaret I. Chitwood Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of May, 2013.

Notary Public
State of Tennessee at Large

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 10.19.13