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

BILL GARRETT, Davidson County
Trans:T20130043833 DEEDWARR
Recvd: 05/24/13 13:58 2 pgs
Fees:13.00 Taxes:610.50
20130524-0052994

06-1305-75167

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2013.

Notary Public
My commission expires:

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald K. Watkins 5940 New Hope Court Hermitage TN 37076	New Owner	098-05-0-036.00

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, **Eric A. Mims, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Juanita L. Watkins and Ronald K. Watkins, wife and husband,** 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. 154, on the Plan of Lake Park Subdivision, Section 5, of record in Book 4660, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric A. Mims, unmarried by deed from Sharon C. Randolph, dated March 24, 2006, recorded April 12, 2006, of record in Instrument No. 20060412-0042213, 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.

Keaton Leigh Mims, spouse of Grantor, hereby joins in the execution of this instrument for the purpose of conveying any marital interests she may have in subject property.

This property is improved property known as 5940 New Hope Court, Hermitage, TN 37076

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 seised 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 7 day of May, 2013.

Eric A. Mims

Keaton Leigh Mims

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric A. Mims and Keaton Leigh Mims, 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 in Mt. Juliet, ~~TN~~, this 7 day of May, 2013.

Pleasant, SC

Notary Public
State of ~~Tennessee~~ SC at Large

DARREN MESSER NOTARY PUBLIC SOUTH CAROLINA

My Commission expires
6/11/16