BILL GARRETT, Davidson County
Trans:T20130060252 DEEDWARR
Recvd: 07/15/13 16:07 2 pgs
Fees:13.00 Taxes:222.00
20130715-0073161

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $60,000.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jan Watson	New Owner	
221 Lewisburg Ave.		071-16-0-002.00
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LATOYA WHITE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAN WATSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 7 and the north 40 feet of Lot 8 on the Plan of Joe Browne Estate of record in Plat Book 843, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of Lot Adjoin and front together 90 feet on the west side of North Fifth and extend back parallel lines 163 feet to an alley.

Being the same property conveyed to Latoya White by Quitclaim Deed from Bernadette R. White of record at Instrument No. 20090210-0011618, Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on February 10, 2009.

Being part of the same property conveyed to Bernadette R. White by Quitclaim Deed from William T. White, Jr., Frank W. White, Kevin R. White, Alycia Y. White and Pierre White of record at Book 9399, Page 498, Register's Office for Davidson County, Tennessee, dated May 15, 1994 and recorded on July 6, 1994. See also Affidavit of Heirship of record in Book 9399, Page 495, Register's Office for Davidson County, Tennessee, dated May 13, 1994, recorded July 6, 1994.

Being the same property conveyed to William T. White, Sr., by Quitclaim Deed from William Lawrence Lee of record at Book 7543, page 486, Register's Office for Davidson County, Tennessee, dated November 16, 1987 and recorded on May 13, 1988.

Being the same property conveyed to William Lawrence Lee by Warranty Deed from Haywood Lee, Jr., and wife, Erma Lee of record at Book 5078, Page 138, Register's

Office for Davidson County, Tennessee, dated October 13, 1976 and recorded on October 14, 1976.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1308 N Fifth Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2013.

Latoya White

Latoya White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Latoya White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY