File #G-25273-8 Box 14

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 10th day of September, 2013.<br><br>Notary Public<br><br>My commission expires: 4/3/17<br>(AFFIX SEAL) |
|---|---|

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Charles H. Watkins, III**<br>**Celia G. Watkins** | **SunTrust Mortgage** | **Map 115-15-0 Parcel 020-00** |
| **415 Brook Hollow Road** | **1001 Semmes Avenue** | |
| **Nashville, TN 37205** | **Richmond, VA 23224** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Charles G. Willis and wife, Nancye M. Willis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Charles H. Watkins, III and wife, Celia G. Watkins**

HEREINAFTER CALLED THE GRANTEES, 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. 119, on the Plan of West Meade Farms, Inc., Section "F", of record in Book 1835, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Charles G. Willis and wife, Nancye M. Willis, by Deed from Jean S. Oliver, now Kirkpatrick, dated July 12, 1974, of record in Book 4834, Page 573, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Plan of record in Book 1835, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.,**

**2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **415 Brook Hollow Road, Nashville, TN 37205**

BILL GARRETT, Davidson County
Trans:T20130079862 DEEDWARR
Recvd: 09/16/13 10:51 2 pgs
Fees:13.00 Taxes:1054.50
20130916-0097142

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 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 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/our hand(s) this **10th** day of **September, 2013.**

**Charles G. Willis**

**Nancye M. Willis**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Charles G. Willis and Nancye M. Willis,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **September, 2013.**

**Notary Public**

**My Commission Expires:** 7/3/17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017