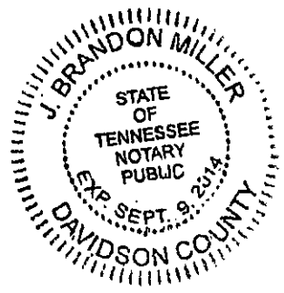
BILL GARRETT, Davidson County
Trans:T20130099396 DEEDWARR
Recvd: 11/22/13 14:25 3 pgs
Fees:18.00 Taxes:166.50
20131122-0120582

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this the 18th day of November, 2013. Notary Public My commission expires:

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:
Harold Johnson	New Owner	
P.O. Box 331235		081-08-0-397.00
Nashville, TN 37203		

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, **GAELON WATKINS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD JOHNSON, 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 the easterly 40 feet of Lot Nos. 246 and 248, on the Plan of North Nashville Real Estate Company's Property of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lots Nos. 246 and 248 front 40 feet on the southerly side of Buchanan, formerly Carroll Street, and runs back parallel lines with the westerly margin of Seventh Avenue North, formerly Vine Street, 100 feet to a dead line.

Being the same property conveyed to Gaelon Watkins by Warranty Deed from Clarence Turner, married of record at Instrument No. 20061215-0154986, Register's Office for Davidson County, Tennessee, dated December 5, 2006 and recorded on December 15, 2006.

Being the same property previously conveyed to Clarence Turner by Warranty Deed from First Farmers & Merchants Bank (formerly First Farmers & Merchants National Bank) of Columbia, Guardian of James Choate under the Uniform Veterans Guardianship Act, and James Alfred Choate, single, of record as Instrument No. 20061024-0131607, in the Register's Office for Davidson County, Tennessee, dated October 20, 2006 and recorded October 24, 2006.

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 701 Buchanan Street, Nashville, TN 37208.

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 19th day of November, 2013.

Gaelon Watkins

Gaelon Watkins

STATE OF CALIFORNIA
COUNTY OF NAPA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gaelon Watkins, 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 19th day of November, 2013.

Notary Public

My Commission Expires:
01-06-2014

ARVIND K. NISCHAL
Commission # 1872848
Notary Public - California
Napa County
My Comm. Expires Jan 6, 2014

SEE THE ATTACHMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of NAPA

On 11/19/2013 (Date) before me, ARVIND K. NISCHAL NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared GAELON M. WATKINS (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ARVIND K. NISCHAL
Commission # 1872848
Notary Public - California
Napa County
My Comm. Expires Jan 6, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 11-19-2013 Number of Pages: 1

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☑ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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