BILL GARRETT, Davidson County
Trans:T20140000183 DEEDWARR
Recvd: 01/02/14 11:19 3 pgs
Fees:18.00 Taxes:962.00

20140102-0000239

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 31 day of December, 2013.

Notary Public
My commission expires: 10-18-16

07-1312-85434

Address of New Owner:	Send Tax Bills to:	Tax Information
Logan Byron Whitley	First Community Mortgage, Inc.	081-08-0-399.00
705 Buchanan Street	275 Robert Rose Drive	
Nashville TN 37208	Murfreesboro, TN 37129	

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, Gaelon Watkins, married, and Clarence Turner and wife, Janice Turner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Logan Byron Whitley, unmarried, 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 the Westerly 40 feet of Easterly 120 feet of Lot Nos. 246 and 248 in the North Nashville Real Estate's Company's Plat of Lots, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lots 246 and 248 (erroneously referenced as 218 in prior deed) front 40 feet on the Southerly side of Buchanan, formerly Carroll Street and run back between 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 and Clarence Turner and wife, Janice Turner by Quitclaim Deed from Gaelon Watkins, dated July 21, 2009, recorded July 27, 2009, of record in Instrument No. 20090727-0070171, Register's Office for Davidson County, Tennessee.

Grantor, Gaelon Watkins, warrants that the subject property is neither his principal residence nor the principal residence of his spouse or any dependent.

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.

This property is improved property known as 705 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 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 30 day of December, 2013.

Gaelon Watkins

Clarence Turner

Janice Turner

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gaelon Watkins, Clarence Turner and Janice Turner, 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 _____, CA, this _____ day of _____, 201__.

see attached

Notary Public

My Commission expires:

STATE OF CALIFORNIA
COUNTY OF NAPA } SS:

On DECEMBER 30, 2013, before me, **R. REID**, Notary Public, personally appeared **GAELON WATKINS, CLARENCE TURNER AND JANICE TURNER**, 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.

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 R Reid

FOR NOTARY SEAL OR STAMP

R. REID
COMM. #1923748
NOTARY PUBLIC • CALIFORNIA
NAPA COUNTY
Comm. Exp. FEB. 26, 2015