WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002905 DEEDWARR
Recvd: 01/14/14 11:16 2 pgs
Fees:13.00 Taxes:129.50
20140114-0003645

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

SHARON KELLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin T. Wilkinson	NEW OWNER	Parcel ID:
1848 Primrose Ave.		07007004500
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kevin T. Wilkinson and wife, Kathryn V. Wilkinson
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 the easterly 50 feet of Lot 27 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the northeast corner of the property conveyed to Larry S. Thomas and wife, by deed from M.H. Webb and wife, of record in Book 2591, Page 184, Register's Office for said County; thence with Thomas' easterly line southwardly 232 1/2 feet, to the Cumberland River; thence with said River eastwardly 50 feet to the corner of Lots Nos. 27 and 28: thence with the line between said two lots northwardly 240 feet to the center of Alice Avenue; thence with the center of said Avenue westwardly 50 feet to the beginning.

BEING the same property conveyed to Leland D. Watts by deed from Barbara Brown and Josef Goller, of record in Instrument 20050202-0012421, dated January 31, 2005, Register's Office for said County

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Power of Attorney of record in Instrument 20050928-0116272, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1024 Alice Street, Nashville, TN 37218

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 and assigns forever; and we do covenant with 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 hand this 10th day of January, 2014.

Leland D. Watts by Patricia Nicholls
Leland D. Watts by Patricia Nicholls
Attorney in Fact

Atty in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.
Witness my hand and official seal at Nashville, Tennessee the 10th day of January, 2014.

My Commission Expires: 10/18/16

Sharon Kelley
Notary Public

