BILL GARRETT, Davidson County
Trans:T20140015646 DEEDWARR
Recvd: 03/07/14 09:50 2 pgs
Fees:13.00 Taxes:1332.00

20140307-0019267

WARRANTY DEED

ET-14-3177

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Watkins Jr.	David C. Watkins Jr.	
6060 Vanderbilt Rd. ~~2543 and 2545 Lebanon Pike~~	6060 Vanderbilt Road ~~2543 and 2545 Lebanon Pike~~	95-4-53.00
Old Hickory, TN 37138 ~~Nashville, TN~~ (ADDRESS)	Old Hickory, TN 37138 ~~Nashville, TN~~ (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAYMOND H. BECKER AND WIFE, CAROLYN B. BECKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID C. WATKINS JR. AND WIFE, KAREN R. WATKINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, lying and being in the 3rd Civil District of said County, being Lot No. 3 of the Joel S. Boyd's Subdivision, not of record, and described according to a survey made by John M. Sullivan, County Surveyor April 4, 1949, as follows:

Beginning at a point in the center line of the Lebanon Road at the common corner of Lots Nos. 2 and 3, being the Northeast corner of the property conveyed to L. E. Johnson by deed of record in Book 1645, page 198, Register's Office for said County; thence with the line between said lots South 7 degrees 39' East 257.1 feet to a fence line in N. B. Martin's North line; thence with a fence and Martin's line, North 81 degrees 20' East 52.6 feet to the Southwest corner of Lot No. 4 which was conveyed to J. Colan Harris and wife, of record in Book 1725, Page 445, said Register's Office; thence with the line between Lots 3 and 4 North 7 degrees 30' West 259 feet to the center line of the Lebanon Road; thence with the center line of said Road, South 79 degrees 22' West 53.5 feet to the beginning.

Being the same property conveyed to Raymond H. Becker et. ux Carolyn B. Becker by Warranty Deed from James D. Moreland and Mary C. Moreland Trustees of The Moreland Family Trust, recorded on the 13th day of October, 1993 in Deed Book 9113, Page 516, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2543 and 2545 Lebanon Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of February, 2014

Raymond H. Becker

Raymond H. Becker

Carolyn B. Becker

Carolyn B. Becker

STATE OF Tennessee

COUNTY OF Davidson

On this the 28th day of February, 2014, before me personally appeared Raymond H. Becker and Carolyn B. Becker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

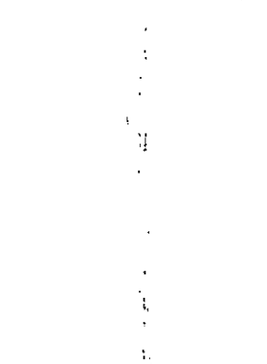
Witness my hand and official seal, this the 28th day of February, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-08-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520