Return to and

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

BILL GARRETT, Davidson County
Trans:T20140023908 DEEDWARR
Recvd: 04/09/14 09:57 2 pgs
Fees:13.00 Taxes:895.40
20140409-0029541

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Subscribed and sworn to before me, this 4 day of April, 2014.

Notary Public
My commission expires: 10/18/16

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

07-1401-85484

Address of New Owner:	Send Tax Bills to:	Tax Information
Gaelon Watkins Clarence Turner 1922 Broadway Vallejo, CA 94589	Gaelon Watkins & Clarence Turner C/O J & J Motors 1922 Broadway Vallejo, CA 94589	105-13-0-248.00

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, Mary Alice Ridley, a widow, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gaelon Watkins and Clarence Turner, 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 Lot No. 35, on the Plan of Duckworth's Addition to Nashville, of record in Book 57, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Irena Lee, a widow by deed from Effie Branham, a widow, dated December 21, 1967, recorded December 22, 1967, of record in Book 4200, Page 9, Register's Office for Davidson County, Tennessee. The said Irena Lee having since died intestate on or about June 24, 1975, leaving Mary Frances Sharpe, Alice Booze and Emma Lee Gardner as her heirs at law. Emma Lee Gardner died on or about March 30, 1993 with her estate administered in the Probate Court of Sumner County, Tennessee, Docket No. 92P-2-151. The heirs at law of Emma Lee Gardner were adjudged to be May Alice Ridley and Alphonso Lawrence Gardner. Mary Frances Sharpe and Alice Booze conveyed their interest in subject property to May Alice Ridley by Quitclaim Deed, dated September 23, 1993, recorded April 7, 1995, of record in Book 9640, Page 355, said Register's Office. Alphonso Lawrence Gardner for due consideration having already transferred his interest in the subject property to the Grantor herein.

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 2221 10th Avenue, Nashville, TN 37204

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 4 day of April, 2014.

May Alice Ridley

May Alice Ridley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, May Alice Ridley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 4 day of April, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16



My Comm. Expires
October 18, 2016