Return to: Bridgehouse Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140032046 DEEDWARR
Recvd: 05/08/14 13:36 2 pgs
Fees:13.00 Taxes:980.50

20140508-0039522

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53402
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Southeastern Development Enterprise, LLC 834 Inverness Avenue Nashville, TN 37204	Southeastern Development Enterprise, LLC 2095 Prescott Way Spring Hill, TN 37174

TAX MAP-PARCEL NUMBERS: 11802003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Eugene L. Watkins, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Southeastern Development Enterprise, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west 20 feet of Lot No. 4 and the east 42 feet of Lot No. 3 on the Map of Inverness Subdivision, of record in Book 843, page 103, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 62 feet on the northerly margin of Inverness Avenue and extend back between lines 161 feet, more or less, on the westerly line and 161.2 feet, more or less, on the easterly line to a dead line in the rear on which it measures 62.0 feet.

Being the same property conveyed to Umer McSmith et ux Beatrice McSmith by Warranty Deed from William Joseph Shea, Jr., and wife, Carolyn F. Shea, dated August 12, 1965, and recorded on August 13, 1965, of record in Book 3923, page 398, Register's Office for Davidson County, Tennessee. The said Umer McSmith also known as Umer McKnight and Beatrice McSmith, also known as Beatrice McKnight have since died, with Umer McSmith (a/k/a Umer McKnight) predeceasing Beatrice McSmith (a/k/a Beatrice McKnight). By Quitclaim Deed dated August 30, 2010, recorded September 8, 2010, of record in Instrument No. 20100908-0071312, said Register's Office, Anne Lucille Watkins was established as the heir at law of Beatrice McSmith (a/k/a Beatrice McKnight) and further conveyed her interest in subject property to Eugene L. Watkins, Jr.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2014, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 11802003100.

All Matters shown on The Plan of record in Book 843, page 103 , said Register's Office.

This is improved property, known as: 834 Inverness Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2014.

Eugene L. Watkins, Jr.

State of Texas
County of Travis

VANESSA D SERRANO
My Commission Expires
July 29, 2017

On this 2nd day of May, 2014 , before me the undersigned authority, personally appeared Eugene L. Watkins, Jr , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: July 29, 2017

Notary

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 6th day of May, 2014

My Commission Expires: 6-4-17

Notary Public

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017

W3doc: Deed Wty—12/93