File No. 140655

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054609 DEEDWARR
Recvd: 07/29/14 09:50 2 pgs
Fees:13.00 Taxes:251.60
20140729-0067141

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Lee Watters	Same as new Owner	044-05-0-048.00
(NAME)	(NAME)	
142 Lake Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Steven A. King, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Lee Watters, unmarried, 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 Lot No. 40 on the plan at Scenic View Subdivision, not of record, and being in the 4th Circuit District of said County and State and described as follows:

Being at a point in the easterly margin of Keeton Avenue at the corner of Lots Numbers 39 and 40, thence with the line between said lots northeasterly 144.2 feet to a point, thence southeasterly 97 feet to the corner of Lots numbered 40 and 41, thence with the line between said lots southwesterly 145.3 feet to the margin of Keeton Avenue, thence with the margin of same northwesterly 97 feet to the beginning.

Being the same property conveyed to Steven A. King by Warranty Deed form Lynda F. Lynn, dated April 23, 2010 and recorded April 26, 2010, in Instrument No. 20100426-0031150, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☒ property, known as 311 Keeton Avenue, Hermitage, TN 37138

(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 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

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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 11th day of July, 2014.

Steven A. King

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven A. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

:

Witness my hand and official seal this 11th day of July, 2014.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016