WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061163 DEEDWARR
Recvd: 08/19/14 11:05 2 pgs
Fees:13.00 Taxes:55.50
20140819-0075183

J-CBB-14-907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Watkins	Brian Watkins	
4487 Post Place #112 (NAME) ~~907 32nd Avenue North~~	(NAME) 4487 Post Pl, #112	**092-05-0-210.00**
Nashville, TN 37205 (ADDRESS) ~~Nashville, TN 37209~~	(ADDRESS) Nashville, TN 37205	
(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, I/we **BRENDA LOUISE FUQUA,** unmarried hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN WATKINS,** unmarried 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, being Lots No. 9 and 10 of Block 29 on the Map of Fisk University Subdivision of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the westerly side of 32nd Avenue North, formerly India Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brenda Louise Fuqua by deed from Clarence E. Fuqua of record in Book 5772, page 638, Register's Office for Davidson County, Tennessee, dated July 17, 1981 and recorded on July 21, 1981.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **907 32nd Avenue North , Nashville, Tennessee 37209**.

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 the 15th DAY OF AUGUST, 2014.

Brenda Louise Fuqua

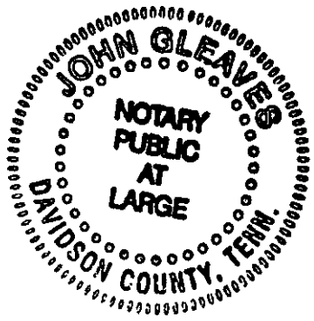
Brenda Louise Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212