STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF October, 2014

R Kirkland Moser
NOTARY PUBLIC

My Commission expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Oh-Dale Watkins 2505 Whites Creek Pike Nashville, TN 37207-3822	Oh-Dale Watkins 2505 Whites Creek Pike Nashville, TN 37207-3822	059-16-0-055.00 and 059-16-0-054.00

BILL GARRETT, Davidson County
Trans:T20140080011 DEEDWARRSP
Recvd: 10/23/14 12:38 2 pgs
Fees:13.00 Taxes:27.75
20141023-0097925

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

OH-DALE WATKINS

hereinafter called the GRANTEE, their 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 Lot Nos. 43 and 44 on the Map of Haynie's Cleveland Plan, as of record Plat Book 161, page 35, Register's Office for said County.

Said Lot Nos. 43 and 44 front together 80 feet on the westerly side of Grover Street and extend back between parallel lines with the northerly margin of Frances Street 125 feet to an alley.

Being the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID

GOVERNMENT, by deed from HAROLD E. THOMAS AND WIFE, LILLIAN A. D. THOMAS, of record in Book 3976, page 797, dated January 6, 1966, said Register's Office.

This conveyance is made subject to the following:

1) Matters shown on the Plan of record in Plat Book 161, page 35, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of October, 2014.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

Robert J. Mendes

By: Robert Mendes, Chairman of the Board

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Mendes, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chairman of the Board of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at this 22nd day of October, 2014.

Notary Public

Commission expires: 11/6/2017

CLARA J. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY