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

BILL GARRETT, Davidson County
Trans:T20140092566 DEEDWARR
Recvd: 12/11/14 08:18 2 pgs
Fees:13.00 Taxes:1128.13
20141211-0113286

07-1411-85851

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $304,900.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2014.

Notary Public
My commission expires: ~~[illegible]~~ 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin M. Watkins	Mortgage Investors Group	172-14-0-A-001.00
5905 Hitching Post	8320 East Walker Springs Lane #200	
Nashville TN 37211	Knoxville, TN 37923	

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, Christine Holt, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin M. Watkins and Christy Watkins, husband and wife, 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. 96, on the Plan of Section One, Wexford Downs, of record in Book 9700, Pages 308 and 309, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine Holt, unmarried by deed from Rodger Chambers and wife, Marcella Burney Chambers, dated August 3, 2009, recorded August 5, 2009, of record in Instrument No. 20090805-0073384, Register's Office for Davidson County, Tennessee.

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 5905 Hitching Post, Nashville, TN 37211

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 5th day of December, 2014.

Christine Holt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 5th day of December, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

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