FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson
Davidson County DEEDWARR Recvd: 12/18/14 14:03 2 pgs Fees:13.00 Taxes:684.50 **20141218-0116001**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 15, 2014.** Notary Public MY COMMISSION EXPIRES: 11-6-17 (AFFIX SEAL)

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emad Eskandar	SAME	**098 01 0 017.00**
(NAME) **4071 Port Cleburne Lane**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charlie F. Watts, now a widower,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emad Eskandar, an unmarried individual,** 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:

Being Lot No. 48 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 135 and 134, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Port Cleburne Lane, said point being the common point between Lots 48 and 49; thence following the common boundary between said Lots, south 171.14 feet to a point, said point being the common point between Lots 48 and 49; thence south 68 degrees 03' west 120.00 feet to a point, said point being the common point between Lots 48 and 47; thence following the common boundary between said lots, north 171.08 feet to a point on the southerly margin of Port Cleburne Lane; thence with the margin of said Lane, north 68 degrees 00' east 120.00 feet to the point of beginning.

Being the same property conveyed to Charlie F. Watts and wife, Alicia Watts by Warranty Deed from Wayman E. Jones and wife, Patricia M. Jones recorded May 21, 1974 in Book 4817, Page 123, Register's Office for Davidson County, Tennessee. The said Alicia Watts having since died on September 23, 2014, vesting property solely to Charlie F. Watts.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4071 Port Cleburne Lane, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **December, 2014.**

Charlie F. Watts

Charlie F. Watts by Pamela Kay Lynn, as Attorney in Fact

By: Pamela Kay Lynn, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **WILSON**

Before me, the undersigned Notary, personally appeared **Pamela Kay Lynn**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Charlie F. Watts**, and who acknowledged that she executed the same as the free act and deed of the said **Charlie F. Watts**, by virtue of a Power of Attorney, duly executed and recorded.

Witness my hand and official seal on **12/15/2014.**

NOTARY

My Commission Expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY