WARRANTY DEED

CL15-2721

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF ~~February~~ MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-2-18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia Watkins	LoanDepot.com LLC DBA IMortgage	
2721 Park Dale Drive	(NAME) 4800 N. Scottsdale Rd. Suite	3800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Scottsdale, AZ 85251	136-13-0-142.00
(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, we MARTHA L. TEACHWORTH AND HUSBAND, NORRIS TEACHWORTH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHELIA WATKINS AND QUINCY A SMITH, WIFE AND HUSBAND, 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 Lot No. 2 on the Plan of Park Dale Subdivision of record in Plat Book 6200, Page 597, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha L. Manley by Quitclaim deed from James Wesley Ladd, Jr. of record in Book 10793, page 736, Register's Office for Davidson County, Tennessee; dated February 09, 1998 and recorded on February 12, 1998.

Martha L Manley now known as Martha L Teachworth is one and the same person.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6200, Page 597, Book 7472, Page 531, Book 5589, Page 147, Book 7597, Page 719 and Book 7597, Page 758, Book 8730, Page 550; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2721 Park Dale Drive, Nashville, Tennessee 37217
(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 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 27th day of February, 2015.

Martha L. Teachworth

Norris Teachworth

BILL GARRETT, Davidson County
Trans:T20150018916 DEEDWARR
Recvd: 03/16/15 14:06 2 pgs
Fees:13.00 Taxes:429.20
20150316-0022379

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2015, before me personally appeared Martha L. Teachworth and husband, Norris Teachworth to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959