RECORD AND RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main St.
Franklin TN 37064

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150022925 DEEDWARR
Recvd: 03/30/15 12:18 2 pgs
Fees: 13.00 Taxes: 1073.00
20150330-0027041

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 **DAY OF** March **, 2015.**

Notary Public

MY COMMISSION EXPIRES: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217 15NT00084

ADDRESS OF NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Angus Nelson and Samantha Nelson 717 Rivercrest Pass Nashville, TN 37214	New Owner 4636 Lebanon Pk #105 Hermitage TN 37076-1316	**085140A00300CO**

FOR AND IN 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, **William C. Watkins III and wife Barbara D. Watkins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angus Nelson and wife Samantha Nelson**

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. 3, ON THE PLAN OF RIVER CREST, FIRST REVISION, OF RECORD IN PLAT BOOK 9700, PAGE 465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. WATKINS, III AND WIFE, BARBARA D. WATKINS BY WARRANTY DEED FROM FRANK BATSON HOMES, INC. AS RECORDED 9-8-98 IN BOOK 11103, PAGE 135 AND RE-RECORDED IN BOOK 11241, PAGE 546.

Subject to all matters shown on plat of record in Plat Book 9700, Page 465, in the Register's Office for DAVIDSON County, Tennessee.

Subject to Restrictive Covenants and By-laws of record in Book 10578, Page 683 and Book 10578, Page 699, Register's Office for said County.

This is improved property commonly known as **717 RIVERCREST PASS, NASHVILLE, TN 37214.**

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.

Witness our/my hand(s) this 26 day of March, 2015.

William C. Watkins III

Barbara D. Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Watkins III and Barbara D. Watkins the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of March, 2015.

Commission Expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tabatha Edwards
Notary Public