WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-BW-15-908

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Watkins	**New Owner**	
(NAME)	(NAME)	
4487 Post Place #112		**09206015500 AND 09206015600**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/we **ANNIE M. DOTSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN WATKINS, UNMARRIED,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Fisk University Subdivision of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, Tennessee. Said Lot 10 fronts 25 feet on the easterly side of Home Street, now called 31st Avenue, North and extends back between parallel lines along the southerly margin of Clare Avenue 150 feet to an alley showing on said alley 25 feet.

Being the same property conveyed to Annie M. Dotson by Warranty deed from Harriet E. Bruce of record in Book 5810, page 213, Register's Office for Davidson County, Tennessee, dated October 12, 1981 and recorded on October 22, 1981. Being also known as 0 31st Avenue North Nashville, TN 37209.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 9 of Block "A" on the Map of Fisk University Place of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 25 feet on the easterly side of 31st Avenue North, formerly Home Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Annie Dotson by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County of record in Book 6359, page 540, Register's Office for Davidson County, Tennessee, dated July 27, 1984 and recorded on August 15, 1984. Being also known as 908 31st Avenue North Nashville, TN 37209.

This conveyance is subject to:
- Subject toTaxes for the year 2015, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 and 908 31st Avenue North , Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20150036583 DEEDWARR
Recvd: 05/12/15 10:40 2 pgs
Fees:13.00 Taxes:103.60
20150512-0043343

Witness my/our hand(s) this the 7th DAY OF May, 2015.

Annie M. Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE M. DOTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2015.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212