WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/15 08:14 2 pgs
Fees:13.00 Taxes:388.50
20150826-0086138

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $105,000.00.

Affiant

Subscribed and sworn to before me this 24 day of August, 2015

Notary Public
My Commission expires: 2/6/19
(Affix Seal)

HALE E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 1003 Elvira Avenue Trust	SAME	072-06-0-088.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Karen L. Watts, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The 1003 Elvira Avenue Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot J on the corrected Plat of E.J. Childers Subdivision of the O.H. Ambrose Trace, of record in Plat Book 332, page 134, Register's Office for Davidson County, Tennessee, and being part of Lot 11 on the E.J. Childers Subdivision of the Ambrose Tract of record in Plat Book 57, page 144, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Elvira Avenue, 50 feet east of the easterly margin of Anderson Place; thence easterly 50 feet along said margin to a point, being the common corners of Lots J and K; thence northerly with the line between said lots, 150 feet to a point; thence westerly 50 feet to a point 50 feet east of Anderson Place; thence southerly 150 feet to the point of beginning.

Being the same property conveyed to Karen L. Watts, married, by deed from Coordination Plus, LLC, on November 19, 2010, of record in Instrument Number 20101202-0095883, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 134, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 52, page 144, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1003 Elvira Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 21, 2015.

Karen L. Watts
Karen L. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen L. Watts** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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