WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20150094597 DEEDWARR
Recvd: 11/05/15 15:32 2 pgs
Fees:13.00 Taxes:584.23
20151105-0113020

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott C. Watkins Beth K. Watkins	MORTGAGE INN. GROUP	061-10-0-021.00
(NAME)	(NAME)	
3840 Hutson Ave	8320 E. WALKER SPRINGS #200	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37216	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DONNA MALONE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT C. WATKINS AND BETH K. WATKINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Final Plat for Resubdivision of Lot 235, Maplewood Heights 2nd Subdivision, of record in Instrument No. 20020624-0075605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOMER MALONE AND WIFE, DONNA MALONE, by deed from WILLIAM H. DORRIS, UNMARRIED AND ROBERT B. HUFFINE, MARRIED, of record in Instrument No. 20030529-0072796, dated May 21, 2003, said Register's Office. The said Homer Malone having since died on or about May 21, 2015, leaving Donna Malone the surviving tenant by the entirety. For further deed reference see Instrument No. 20090702-0061718, said Register's Office.

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.

Executed by my hand this 2 Day of November 2015.

DONNA MALONE

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 **Donna Malone**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 2 Day of November 2015.

Notary Public My Commission Expires: MAR 08 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE