Send Tax Statements To:
New Owner
3009 Dunedin Ct
Old Hickory, TN 37138

Name and Address of New Owner:
Tim Watkins
202 Commerce Street
Old Hickory, TN 37138

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 06409002900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **GEORGE R. WAUFORD AND WIFE, LINDA B. WAUFORD**, has this day bargained and sold and does hereby transfer and convey unto, **TIM WATKINS, AN UNMARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, Being the center of 50 foot portion of Lots NOS. 30, 31 and 32. Block K, on the plan of Hadley's Bend City in Book 421, page 120, of the Register's Office of Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of said tract; 50-Feet west of Church Street on the Northerly side of Commerce Street and proceeding North 70° 24" west 57.33 feet parrallel to Commerce Street; North 1° 17 min. East 70.67 feet, North 88° East 50 feet; South 1° 32 min. East 91.67 feet to the point of beginning, Containing 0.97 acres, more or less.

Being the same property conveyed to George R. Wauford and wife, Linda B. Wauford, by deed from Iunlan Gherghescu acting by and through his conservator, Guardianship and Trust Corporation, dated May 16, 2013, appearing of record in Instrument Number 20130517-0050112, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters shown of record in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TIM WATKINS, AN UNMARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantor.

BILL GARRETT, Davidson County
Trans:T20160000163 DEEDWARR
Recvd: 01/04/16 10:01 2 pgs
Fees:13.00 Taxes:40.70
20160104-0000156

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of December, 2015.

George R. Wauford
George R. Wauford

Linda B. Wauford
Linda B. Wauford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, George R. Wauford and Linda B. Wauford, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Old Hickory, Tennessee, this the 28 day of December, 2015.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sam L Grisham
NOTARY PUBLIC
My Commission Expires: 6-19-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Tina Watts
AFFIANT

SWORN to and subscribed before me,
this 28 day of December, 2015.

Sam L Grisham
NOTARY PUBLIC
My Commission Expires:

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY