BILL GARRETT, Davidson County
Trans:T20160006864 DEEDWARR
Recvd: 01/26/16 15:05 2 pgs
Fees:13.00 Taxes:514.30
20160126-0007556

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1016

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott C. Watkins Beth K. Watkins 719 Setliff Place Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	043-01-0-147.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2016.

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Ebony Cosby, a single woman,** hereinafter called the Grantors, 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 Grantees, 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 No. 4, on the Plan of the Resubdivision of Part of Lot "M" of W. P. Ready's Subdivision, as shown on a plat of record in Plat Book 5190, page 206, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ebony Cosby, a single woman by Warranty Deed from Douglas E. Settles, Jr., single and Douglas E. Settles, Sr., married, dated March 3, 2015, recorded March 16, 2015, of record in Instrument No. 20150316-0022035, as corrected by Scrivener's Affidavit of record in Instrument No. 20150616-0057039, and further corrected by Scrivener's Affidavit of record in Instrument No. 20160115-0004312, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **110 Shannon Avenue, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **January, 2016.**

GRANTOR(S)

Ebony Cosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ebony Cosby** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **19th** day of **January, 2016.**

Notary Public
My Commission Expires:

C. M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017