QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160013227 DEEDQC
Recvd: 02/17/16 14:52 2 pgs
Fees:12.00 Taxes:0.00

20160217-0015121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rightway Properties Plus, LLC	**Same**	
(NAME)	(NAME)	
		07002007800, 07002009200, 059-01-0017.00, 80-8-183.00
4487 Post Place, #112		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRIAN V. WATKINS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RIGHTWAY PROPERTIES PLUS, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25A ON THE PLAN OF ZONE LOT DIVISION LOT 25 SHAWNWOOD SECTION 4, AS SHOWN OF RECORD IN BOOK 6050, PAGE 252, AS AMENDED IN BOOK 6900, PAGE 416 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRIAN WATKINS, BY QUITCLAIM DEED FROM DEIRDRE JOI WORTHAM, OF RECORD IN INSTRUMENT NUMBER 20140714-0061737, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 8, 2014.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23B OF SHAWNWOOD, SECTION FOUR, AS SHOWN OF RECORD IN BOOK 6900, PAGE 419 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING THE SAME PROPERTY CONVEYED TO BRIAN WATKINS, BY QUITCLAIM DEED FROM ELIZABETH PITT WORTHAM, TRUSTEE U/A/D MAY 7, 1998 OF THE WORTHAM REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, OF RECORD IN INSTRUMENT NUMBER 20140714-0061736, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 1, 2014.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 303, BUENA VISTA ESTATES, SECTION 6A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 6, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN V. WATKINS, BY SPECIAL WARRANTY DEED FROM RESIDENTIAL FUND MANAGER 321, LLC, OF RECORD IN INSTRUMENT NUMBER 20111121-0091180, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED OCTOBER 18, 2011.

TRACT 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 156, BORDEAUX HILLS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 4, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 156 FRONTS 75 FEET ON THE EASTERLY SIDE OF LAGRANGE DRIVE AND EXTENDS BACK 125.44 FEET ON THE NORTHERLY LINES AND 144.55 FEET ON THE SOUTHERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 43.66 FEET.

BEING THE SAME PROPERTY CONVEYED TO BRIAN V. WATKINS, BY QUITCLAIM DEED FROM HENRY WATKINS, OF RECORD IN INSTRUMENT NUMBER 20111110-0087858, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED NOVEMBER 7, 2011.

THE SAID BRIAN WATKINS AND BRIAN V. WATKINS BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **2909 Mike Shields Ct., Nashville, TN 37219**
2912 Mike Shields Ct., Nashville, TN 37219
2984 Sunnyview Drive, Nashville, TN 37218
3240 LaGrange Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 16 day of Feb, 2016.

Brian V. Watkins

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian V. Watkins**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of February, 2016.

Notary Public

My Commission Expires:
10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212