BILL GARRETT, Davidson County
Trans:T20160024867 DEEDWARR
Recvd: 03/28/16 15:38 2 pgs
Fees:13.00 Taxes:667.85
20160328-0029060

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0153

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Emily Kornbau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF March, 2016

Notary Public
Commission Expires: 06-19-2018

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Erica Wilburn<br>521 Swiss Avenue<br>Nashville, TN 37211 | FirstBank, Its Successors and/or Assigns<br>318 Seaboard Lane, Suite 205<br>Franklin, TN 37067 | 161-15-0B-028.00<br>CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Mikle C. Watts and Billinda Watts, Co-Trustees of the Mikle C. Watts and Billinda J. Watts Family Trust, dated November 4, 2003**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Erica Wilburn**

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 Unit No. 28 on the Plan of RoseMonte - Phase I, of record in Master Deed of RoseMonte Townhomes recorded as Instrument Number 20051117-0138877, amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Mikle C. Watts and Billinda Watts, Co-Trustees of the Mikle C. Watts and Billinda J. Watts Family Trust dated November 4, 2003, by Quitclaim Deed from Mikle Clinton Watts and Billinda Jean Watts, a married couple, dated 5/19/15 and recorded 5/22/15 in Instrument Number 20150522-0047582, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 521 Swiss Avenue, Nashville, TN 37211.

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

Dated this the 3 day of March, 2016.

Mikle C. Watts, Co-Trustee of the Mikle C Watts and Billinda J Watts Family Trust, dated November 4, 2003

Mikle C. Watts, Co- Trustee of the Mikle C. Watts and Billinda J. Watts Family Trust, dated November 4, 2003

Billinda Watts, Co-Trustee of the Mikle C. Watts and Billinda J. Watts Family Trust, dated November 4, 2003

Billinda Watts, Co- Trustee of the Mikle C. Watts and Billinda J. Watts Family Trust, dated November 4, 2003

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Mikle C. Watts and Billinda Watts, Co-Trustees**
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bentonville, Arkansas, ~~Tennessee~~ this 3rd day of March, 2016.

Chelsei Layne
Notary Public
My Commission Expires: March 18, 2025

[Notary Seal]
CHELSEI LAYNE
MY COMMISSION # 12403403
EXPIRES: March 18, 2025
Benton County