BILL GARRETT, Davidson County
Trans:T20160026945 DEEDWARR
Recvd: 04/04/16 11:44 2 pgs
Fees:13.00 Taxes:1091.50
20160404-0031695

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
David C. Watkins, Jr. & Karen R. Watkins
6060 Vanderbilt Road
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner
6060 Vanderbilt Rd.
Old Hickory, TN 37138

MAP/PARCEL 095-04-0-186-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **B J Real Estate, LLC,** has this day bargained and sold, and does hereby transfer and convey unto **David C. Watkins, Jr. and Karen R. Watkins, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Warwick" on the Plan of Eva Mor Heights as of record in Book 1424, Page 149, Register's Office for said County, and being a part of Lot No. 6 on the map of Vaughn and Ellis Lands, as of record in Book 332, Page 172 and page 173, said Register's Office, and described according to a survey made by J.R. Wauford and Company, Engineers, April 1959, as follows:

Beginning at a point in the south margin of Lebanon Pike 175 feet east of the east margin of Graylynn Drive, being the northeast corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, Page 631, Register's Office for said County; thence south 2 degrees 13' east a distance of 175 feet to an iron pin; thence south 87 degrees 30' east a distance of 59.9 feet to an iron pin; thence north 3 degrees 50' west a distance of 175.0 feet to a post in the southerly margin of said pike; thence with the south margin of said pike, north 87 degrees 30' west a distance of 55.0 feet to the point of beginning.

Being the same property conveyed to B J Real Estate, LLC by Warranty deed from David C. Malone and wife, Sara W. Malone of record in Instrument No. 20010816-0088844 Register's Office for Davidson County, Tennessee, dated August 14, 2001 and recorded on August 16, 2001.

This is improved property known as: **2623 Lebanon Pike, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 149 and Plat Book 332, page(s) 172 & 173, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of March, 2016.

B J Real Estate, LLC

Jeremy Curran, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeremy Curran**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be a Member of B J Real Estate, LLC, and that as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 31st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY