WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-BR-16-2802-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Day	**Andrew Day**	
(NAME) **2802 Paden Drive**	(NAME) **1426 Chantilly Lane**	**83-15-48.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAQUINTA C. WATKINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW DAY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 76, FORTLAND PARK, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 40, 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 by Quitclaim Deed from Stanley Springer, Jr. to LaQuinta C. Watkins, as recorded on the 5th day of December, 2014 in Instrument No. 20141205-0111858; Quit Claim Deed from Tara Springer to LaQuinta C. Watkins, as recorded on the 28th day of October, 2014 in Instrument No. 20141028-0099243; Quitclaim Deed from Tabatha Q. Holbrook and LaQuinta C. Watkins to Tara Q. Springer, as recorded on the 13th day of February, 2014 in Instrument No. 20140213-0012794; Final Decree of Divorce, as recorded in Deed Book 8827, Page 375; Warranty Deed from Bennie D. Wade and wife, Patsy A. Wade to Claude R. Watkins and wife, Elizabeth I. Watkins, as recorded on the 19th day of March, 1984 in Deed Book 6252, Page 29; Affidavits of Heirship, as recorded in Instrument Nos. 20140326-0024874 and 20141205-0111857, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the plat of FORTLAND PARK, SECTION TWO, as recorded in Plat Book 2900, Page(s) 40
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2802 Paden Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160031987 DEEDWARR
Recvd: 04/19/16 13:25 2 pgs
Fees:13.00 Taxes:555.00
20160419-0037778

Witness my/our hand(s) this the 15th DAY OF APRIL, 2016.

LaQuinta C. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAQUINTA C. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212