WARRANTY DEED
BILL GARRETT, Davidson County
Trans: T20160036749 DEEDWARR
Recvd: 05/03/16 14:55 2 pgs
Fees: 13.00 Taxes: 854.70
20160503-0043642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Claudia M. Harkins and Ryan J. Harkins	**Gardner Financial Services, LTD**	
(NAME)	(NAME)	
3906 Ivy Drive	**3503 Paesanos Parkway**	**073-01-0-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2916	**San Antonio, TX 78231**	
(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, **JOSHUA D. WATSON AND APRIL D. WATSON (F/K/A APRIL D. KING), HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIA M. HARKINS AND RYAN J. HARKINS, WIFE AND HUSBAND,** 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 No. 69 on the Plan of Sections Three and Four, Moss Rose Heights of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua D. Watson and April D. King, both unmarried, by Warranty deed from CDR Investments, LLC of record in Instrument No. 20090211-0011880 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 11, 2009. The said April D. King having since married and is now known as April D. Watson.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3906 Ivy Drive , Nashville, Tennessee 37216-2916**.

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.

Witness my/our hand(s) this the 29th DAY OF April, 2016.

Joshua D. Watson

April D. Watson

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA D. WATSON, 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 29th of April 2016.

Notary Public
My Commission Expires: 9/3/19
(SEAL)

LAUREN SERRATO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 15-2829-1
MY APPT. EXPIRES SEPT. 3, 2019

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL D. WATSON, 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 29th of April, 2016.

Notary Public
My Commission Expires: 9/3/19
(SEAL)

LAUREN SERRATO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 15-2829-1
MY APPT. EXPIRES SEPT. 3, 2019

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