WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hollace McKinley Myrna McKinley	OWNER	136-13-0-011.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2203 Brookvalley Ct		Trans: T20160047274 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/06/16 09:43 2 pgs
Mt Juliet Tn 37122		Fees: 13.00 Taxes: 381.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160606-0056557

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Camice D Watson, Administrator for **The Estate of Terrance C Watson and Camice D Watson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Hollace McKinley and Myrna McKinley, husband and wife,** 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 Lot No. 87 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600, Pages 87 and 88, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Terrance C Watson by deed of record in Book 11730, Page 716, Register's Office for Davidson County, Tennessee. The said Terrance C Watson died on October 4, 2015 leaving Camice D Watson, his only heir at law. Reference Davidson County probate Docket No. 16P93.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 548 Rural Hill Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 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 hands this 31st day of May, 2016.

Terrance C. Watson
By: Camice D. Watson
The Estate of Terrance C Watson
By: Camice D Watson, Administrator

Camice D. Watson
Camice D Watson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Camice D Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and ~~seal~~ this 31st day of May, 2016.

Sondra Reece
Notary Public Sondra Reece
My Commission Expires:

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Camice D Watson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administrator of The Estate of Terrance C Watson, and that she as such Administrator executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2016.

Sondra Reece
Notary Public Sondra Reece
My Commission Expires:
File No.: 20464

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY