NEW OWNER:

PAUL WATKINS
302 BONNAVUE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0709

Map & Parcel 75-05-0-008

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 06/06/16 14:24 4 pgs
Fees:23.00 Taxes:680.80
20160606-0056925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Four Thousand and 00/100 Dollars ($184,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK ALAN RETTIG and wife, BETHANN RETTIG** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PAUL M. WATKINS, unmarried man, and JARED BRADFORD, unmarried man, as tenants in common**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 691 on the Plan of Hermitage Hills, Section 7, as shown on the plat of the same of record in Plat Book 3300, Pages 62 and 63, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARK ALAN RETTIG and BETHANN RETTIG, husband and wife by Warranty Deed from Marcus L. Piggee, married and wife, Jessica Piggee, dated August 25, 2011, and of record in Instrument No. 20110902-0068428, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **302 BONNAVUE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 3300, Pages 62 and 63, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before June 6, 2016 at 6:00 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of June, 2016.

MARK ALAN RETTIG

BETHANN RETTIG

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARK ALAN RETTIG and wife, BETHANN RETTIG,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of June, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

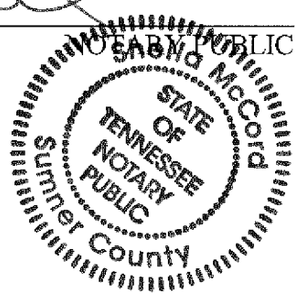
The actual consideration or value, whichever is greater, for this transfer is **$184,000.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of June, 2016.

NOTARY PUBLIC

My commission expires: 3/9/19



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

