BILL GARRETT, Davidson County
Trans:T20160051167 DEEDWARR
Recvd: 06/16/16 13:49 2 pgs
Fees:13.00 Taxes:703.00
20160616-0061178

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Subscribed and sworn to before me, this 13 day of June, 2016.

Notary Public
My commission expires:

06-1605-76422

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Watkins 5601 Murphywood Crossing Antioch TN 37013	Veterans United 3212A Lemone Industrial Blvd Columbia, MO 65201	175-01-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ana M. Feliciano, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Watkins and Cassie Watkins, husband and wife**, hereinafter called the Grantees, their successors 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. 77, on the Plan of Asheford Crossing, Section Four, of record in Book 9700, Page 912, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesus G. Feliciano and wife, Ana M. Feliciano by deed from Beazer Homes Corp., a Tennessee corporation, dated February 25, 2000, recorded February 29, 2000, of record in Instrument No. 20000229-0019815, Register's Office for Davidson County, Tennessee. The said Jesus G. Feliciano having since died on December 14, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5601 Murphywood Crossing, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of June, 2016.

X _____

Ana M. Feliciano

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ana M. Feliciano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Antioch, TN, this 3rd day of June, 2016.

Jackie Malone
Notary Public
State of Tennessee at Large

My Commission expires: 4-3-2020

