Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
Trans:T20160056806 DEEDWARR
Recvd: 07/05/16 10:05 2 pgs
Fees:13.00 Taxes:610.50
20160705-0068211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2016.

Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

16-0380

Address of New Owner:	Send Tax Bills to:	Tax Information:
David C. Watkins, Jr.	New Owner	095-04-0
6060 Vanderbilt Road		052.00
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael S. Petty, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David C. Watkins, Jr. and wife, Karen R. Watkins,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being a tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee described according to a survey made by John M. Sullivan, County Surveyor, October 1, 1948, as follows:

Beginning at a point in the center of Lebanon Pike, 369.3 feet west of the northwest corner of property conveyed to Rufus M. Mires and wife, Dora Elizabeth Mires, by Deed from Joel S. Boyd and wife, of record in Book 1634, Page 201, Register's Office for said County; thence with the center line of said Pike, south 78 degrees 07 minutes west 50 feet; thence south 7 degrees 37 minutes west 254.3 feet; thence north 81 degrees 20 minutes east 50 feet; thence north 7 degrees 39 minutes west 257.1 feet to the center line of Lebanon Pike, the point of beginning.

Being the same property conveyed to Michael S. Petty, married, by Quitclaim Deed, from Clarence E. Elrod, unmarried, dated June 9, 2005 of record in Instrument No. 20050629-0074963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence E. Elrod, by Warranty Deed, from Joe Richard Johnson, Mrs. Earl W. Ross, and Mrs. Elizabeth S. Johnson, heirs at law of L. E. Johnson, deceased, dated April 1, 1968 of record in Book 4290, Page 654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2541 Lebanon Pike, Nashville, TN 37214.**

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 we do covenant with the said GRANTEES 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 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 our hands this 30th day of June, 2016.

Michael S. Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael S. Petty,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2016.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

