# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20160082972 DEEDWARR
Recvd: 09/21/16 14:10 2 pgs
Fees:13.00 Taxes:684.50
20160921-0099621

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Juanita Self** | **Same As Owner** | **172-1-A-65.00** |
| (NAME) | (NAME) | |
| **6870 Herbert Shannon Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Springfield, TN 37172** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **HENRY A. WATKINS, JR., AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANITA SELF,** 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. 65 on the Plan of Copperfield Revised Subdivision, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Henry A. Watkins, Jr. and wife, Sherrill M. Watkins, dated September 30, 2002, and filed October 04, 2002, of record in Instrument Number 20021004-0121503, Register's Office for Davidson County, Tennessee. The said Sherrill M. Watkins, having died June 07, 2008, thereby vesting property as Henry A. Watkins, Jr. as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as **102 Chuzzlewit Down** (House Number) (Street) (P.O. Address) **Brentwood, TN** (City or Town) **37027** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2016 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 6900, pages 555 – 559, said Register's Office and (c) Restrictions of record in Book 7071, page 482 and amended in Book 7208, page 889, said Register's Office.

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 my hand this** 20th day of September, 2016.

Henry A. Watkins, Jr.

**Henry A. Watkins, Jr.**

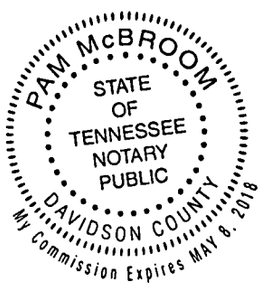
**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, of said County, Henry A. Watkins, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of September, 2016.

Commission expires:




Pam McBroom

Notary Public