Davidson County DEEDWARR
Recvd: 10/17/16 13:44 3 pgs
Fees:18.00 Taxes:983.83
20161017-0109518

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,900.00

Affiant

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

Notary Public
My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tyler I. Locke	NATIONS LENDING	141050A19700CO
1288 Scarcroft Lane	4 SUMMIT PARK DR. STE 200	
Nashville TN 37221	INDEPENDENCE OH 44131	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Claiborne Pitt Watkins and Andrea Suzanne Watkins, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tyler I. Locke and Melissa D. Locke, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 197 on the Plan of Avondale Park, Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Claiborne Pitt Watkins and Andrea Suzanne Watkins, husband and wife by deed dated September 4, 2015 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130905-0093798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Avondale Park, Phase 2, Section 1, of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Instrument No. 20110208-0011105, and No. 20081203-0117452, No. 20090331-0028791, No. 20101223-0102254 and No. 20020821-0100879, Register's Office for Davidson County, Tennessee 4) Charter for Avondale Park Homeowners Association of record in Instrument No. 20081203-0117350 5) Easements of record in Instrument No.

20041207-0145662, No. 20060110-0003857, Book 4193, Page 903, No. 20040204-0013639, No. 20040204-0013640, No. 20040402-0013641, No. 20080818-0084836, Book 5738, Page 832, Book 5738, Page 819, Book 7601, Page 400 and Partial Abandonment of Easement in Instrument No. 20071002-0117293 6) Storm Water Detention agreement of record in Instrument No. 20060512-0055867 7) Deed to USA of record in Book 4118, page 694 and Book 4228 Page 635 8) Order to TVA of record in Book 4273, Page 280

This property is improved property known as 1288 Scarcroft Lane, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 13th day of October, 2016.

Claiborne Pitt. Watkins

Andrea Suzanne. Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claiborne Pitt. Watkins and Andrea Suzanne. Watkins, the bargainor(s), 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 Brentwood, Tennessee, this 13th day of October, 2016.

Notary Public

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: January 5, 2020

FILE NO: 09709

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY