BILL GARRETT, Davidson County
Trans: T20170005894 DEEDWARR
Recvd: 01/20/17 14:11 2 pgs
Fees: 13.00 Taxes: 448.44
20170120-0006651

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$~~16,000.00~~. 121,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of January, 2017.

NOTARY PUBLIC

My commission expires: 3/26/18

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lauren Cosgrove	New Owner	06409002900
(NAME)	(NAME)	
202 Commerce Street	"	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	"	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tim Watkins, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lauren Cosgrove, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, Being the center of 50 foot portion of Lots Nos. 30, 31 and 32. Block K, on the plan of Hadley's Bend City in Book 421, page 120, of the Register's Office of Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of said tract; 50-Feet west of Church Street on the Northerly side of Commerce Street and proceeding North 70 degrees 24" west 57.33 feet parallel to Commerce Street; North 1 degree 17 min. East 70.67 feet, North 88 degrees East 50 feet; South 1 degree 32 min . East 91.67 feet to the point of beginning, Containing 0.97 acres, more or less.

Being the same property conveyed to Tim Watkins, an unmarried man by deed from George R. Wauford and wife, Linda B. Wauford, of record in Instrument No. 20160104-0000156, said Register's Office.

This property is __unimproved _X_improved property known as: 202 Commerce Street, Old Hickory, TN 37138.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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.

7053

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of January, 2017.

Tim Watkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Watkins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2017.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122