WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006961 DEEDWARR
Recvd: 01/25/17 08:39 2 pgs
Fees:13.00 Taxes:370.00
20170125-0007862

O-VRES-16-2605-TT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
S2K Development, LLC	**New Owner**	
(NAME)	(NAME)	
4 Bridal Way Trail		**081-06-0-102.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID WATKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **S2K DEVELOPMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Cumberland Gardens, Section Five of record in Plat Book 3300, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 47.6 feet on the Southerly side of Aspen Drive and runs back between lines 110.4 feet on the Westerly side and 99.7 feet on the Easterly side to a line at the rear on which it measures 60 feet.

Being the same property conveyed to Raymond L. Watkins Et Ux Hattie B. Watkins by Warranty deed from Stanley T. Snodgrass, Trustee of record in Book 3677, page 371, Register's Office for Davidson County, Tennessee, dated February 03, 1964 and recorded on February 05, 1964. The said Raymond L. Watkins having died leaving Hattie B. Watkins as surviving tenant by the entirety. The said Hattie B. Watkins having since died on February 13, 2016 devising said property to David Watkins by Last Will and Testament filed for record on March 17, 2016, as shown of record (Docket No. 16P485) in the Probate Court for Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3300, Page 37;
- Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations set forth in restrictions of record in Book 3340, Page 125, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Aspen Dr., Nashville, Tennessee 37208**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 20th DAY OF JANUARY, 2017.

David Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212