**NEW OWNER:**

**DAVID C. WATKINS, JR.**
**6060 VANDERBILT ROAD**
**OLD HICKORY, TN 37138**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 17-0216**

**Map 75**
**Parcel 108**

**Space for Recorder's stamp**

BILL GARRETT, Davidson County
Trans:T20170027301 DEEDWARRSP
Recvd: 03/31/17 11:39 3 pgs
Fees:18.00 Taxes:2312.50
20170331-0031568

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty-Five Thousand and 00/100 Dollars ($625,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROYAL ELM PROPERTIES, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID C. WATKINS, JR.**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 1** on the Revision to the Resubdivision of Lots Nos. C3, C4 and C5 of Hermitage Estates, Parcel "B", of record in Plat Book 7900, Page 328, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Royal Elm Properties, a Tennessee Partnership composed of Richard M. Stockstill and Donald E. Babcock**, by Warranty Deed from Dudley D. Rose and Stephanie F. Rose, husband and wife, dated August 24, 1994, and of record in Book 9446, Page 269, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **4243 LEBANON PIKE, HERMITAGE, TN 37076**.

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.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 328, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

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

WITNESS MY SIGNATURE hereto this 29th day of March, 2017.

**ROYAL ELM PROPERTIES**
a Tennessee general partnership

By: _____
RICHARD STOCKSTILL, General Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RICHARD STOCKSTILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **General Partner** of **ROYAL ELM PROPERTIES, a Tennessee General Partnership** the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partner.

WITNESS my hand and official seal at office, this 29th day of March, 2017.

_____
NOTARY PUBLIC

My commission expires: 3-4-2019

DENISE CARVER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$625,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of March, 2017.

NOTARY PUBLIC

My commission expires: 3-4-2019

DENISE CARVER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY