BILL GARRETT, Davidson County
Trans:T20170042308 DEEDWARR
Recvd: 05/18/17 09:55 2 pgs
Fees:13.00 Taxes:2238.50
20170518-0049296

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170411476

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2017.

Notary Public
My Commission Expires: 5-6-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Zaragoza Watkins and Jaclyn Watkins 2609 Belcourt Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-07-0-296.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David O. Francis and Jacquelyn R. Youde, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Zaragoza Watkins* and Jaclyn Watkins, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the west 2.2 feet of Lot No. 29 and all of Lot No. 28 on the Plan of Rich Resubdivision of Lots 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 thru 32 inclusive and Lots 36 thru 48 inclusive, in Marshall & Stokes Subdivision, of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 and part of Lot No. 29 adjoin and front together 52.2 feet on the southerly side of Belcourt Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to DAVID O. FRANCIS and wife, JACQUELYN R. YOUDE, by deed from KENNETH F. HINMAN, unmarried, of record in Instrument No. 20110419-0030003, dated April 18, 2011, said Register's Office.

Jacquelyn R. Youde and Jacquelyn Reiste Youde being one and the same.
David O. Francis and David Oliver Francis being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-07-0-296.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 547, page 172, said Register's Office.

* The said Matthew Zaragoza Watkins is also known as Matthew Zaragoza-Watkins

This is improved property located at 2609 Belcourt Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2017.

David O. Francis by Jacquelyn Reiste Youde his Attorney-in-Fact

David O. Francis by Jacquelyn Reiste Youde, his Attorney-in-Fact

Jacquelyn R. Youde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacquelyn R. Youde, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for David O. Francis, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018