

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $17,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of May, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170043709 DEEDWARR
Recvd: 05/23/17 11:06 2 pgs
Fees:13.00 Taxes:65.12
20170523-0051097

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tim Watkins	SAME AS NEW OWNER	05312013300
(NAME)	(NAME)	
209 30th Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $17,600.00 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 **George R. Wauford and wife, Linda Wauford,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tim Watkins**, 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:

Being parts of Lot No. 11, Block 8, Dabbs & Elliot Subdivision, as per plat of record in Book 547, Page 97, Register's Office for said County, described separately as follows, to-wit:

Tract No. 1: Said part of Lot no. 11 fronts 36 feet, more or less, on the westerly side of 30th Street, in Old Hickory, Tennessee, and runs back between parallel lines 88 feet to a dead line. Said property being known as 209-30th Street, Old Hickory, Tennessee, being part of the property conveyed to A. K. Hill by deed from the Life & Casualty Insurance Co. of Tennessee, as appears of record in Book 1142, Page 91, said Register's Office.

Tract No. 2: Said part of Lot No. 11 begins on the north side of Lot No. 11 at a point 88 feet from its beginning point on 30th Street and runs westerly a distance of 56 feet to an alley; thence southwardly along the alley a distance of 36 feet; thence eastwardly 56 feet; thence northwardly 36 feet to its starting point. Said property being the back part of said Lot no. 11 as herein described as No. 209 30th Street, Old Hickory, Tennessee.

Being the same property conveyed to George R. Wauford and mother, Theresa N. Wauford by deed from John P. North and wife, Martha C. North, dated February 22, 1962, of record in Book 3343, Page 331, said Register's Office. Said Theresa N. Wauford having since deceased, leaving said George R. Wauford her only heir-at-law. See Affidavit of Heirship of record in Instrument No. 20150528-0048931, said Register's Office.

This property is __unimproved _X_improved property known as: 209 30th 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.

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 18th day of May, 2017.

George R. Wauford

George R. Wauford

Linda Wauford

Linda Wauford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George R. Wauford and Linda Wauford, 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 18th day of May, 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