WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170054859 DEEDWARR
Recvd: 06/27/17 10:34 3 pgs
Fees: 18.00 Taxes: 592.00
20170627-0064504

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Catherine Watkins Ronnie Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 4.21.20
(AFFIX SEAL)

DEREK R. TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stephanie Poage, Tiago Title, LLC, 4700 South Syracuse Street, Suite 420, Denver, CO 80237

File No.: 17-01468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Janika C. Woods and LaTroy DeJuan Woods, wife and husband	Janika C. Woods and LaTroy DeJuan Woods, wife and husband	
(NAME) 561 Judd Drive	(NAME) 561 Judd Drive	58-11-185
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CATHERINE WATKINS AND RONNIE WATKINS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANIKA C. WOODS AND LATROY DEJUAN WOODS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Royal Hills, Section 3, as of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same premises conveyed to John A. Watkins and wife, Catherine Watkins by deed from James W. Brown and wife, Jacqueline R. Brown, as of record in Book 7620, Page 453, Register's Office for Davidson County, Tennessee. John A. Watkins departed this life leaving Catherine Watkins surviving tenant by the entireries.

ALSO Being the same premises conveyed unto Catherine Watkins and Ronnie L. Watkins by Quitclaim Deed from Richard Manson, Trustee, recorded October 10, 4, 2004 in the Office of the Register of Deeds for Davidson County, Tennessee at Instrument No: 20041004-0119231.

Map-Parcel No 58-11-185

unimproved ☐
This is improved ☒ property, known as 561 Judd Drive, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Catherine Watkins and Ronnie Watkins this 20 day of June 2017.

Catherine Watkins
Catherine Watkins

Ronnie L Watkins
Ronnie Watkins

STATE OF TENNESSEE •
COUNTY OF Davidson

On this 20 day of June, 2017, before me personally appeared Catherine Watkins and Ronnie Watkins to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 19 day of June, 2017.

Commission Expires: 4.28.20

Notary Public

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY