BILL GARRETT, Davidson County
Trans:T20170056189 DEEDWARR
Recvd: 06/30/17 12:28 2 pgs
Fees:13.00 Taxes:777.00
20170630-0066113

WARRANTY DEED

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**

Morad Dorani
Affiant

Subscribed and sworn to before me, this the 11th day of May, 2017.

Lori T. Shelton
Notary Public

My commission expires: 8/17/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	
Clint B. Watts and Heather Lee Watts	Same	**150 3 182**
3280 Anderson Rd.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE,

Adams Auto Sales, LLC

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Clint B. Watts and Heather Lee Watts, husband and wife,

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:

BEING all of Lot No. 25, HARBOR LANDING, SECTION I, according to survey and plat of same appearing of record in Book 6250, page 312, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING a part of the same property conveyed to Adams Auto Sales, LLC by Trustee's Deed of record in Instrument Number 2010601-0054926, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Deed Book 6319, page 65, and, to any and all other matters as shown on plat of record in Book 6250, page 312, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **3280 Anderson Rd., Antioch, TN 37013**

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. The GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its 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.

Witness my/our hand(s) this 11th day of May, 2017.

Adams Auto Sales, LLC

Morad Dorani

By: Morad Dorani, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Morad Dorani** of **Adams Auto Sales, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Member** of **Adams Auto Sales, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Morad Dorani** as **Member.**

Witness my hand, at office, this 11**th** day of **May, 2017.**

Lori T. Shelton

Notary Public

My Commission Expires: 8/17/19

