Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2017.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1519 Jewell Street Trust P.O. Box 160772 Nashville, TN 37216	SAME	072-09-0-081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shonta R. Watkins, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain, Trustee of The 1519 Jewell Street Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 124 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, 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 Shonta R. Watkins, unmarried, by Warranty Deed from Charles Lee Allen and Shona L. Allen, husband and wife, dated October 21, 1996 of record in Book 10238, Page 475, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1519 Jewel St., Nashville, TN 37207.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 1130, Page 97; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 1357, Page 677; (3) Affidavit and Memorandum of Purchase and Sale Agreement of record as Instrument No. 20170531-0053862; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170063662 DEEDWARR
Recvd: 07/25/17 12:36 2 pgs
Fees:13.00 Taxes:851.00
20170725-0075114

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 14th day of July, 2017.

Shonta R. Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shonta R. Watkins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of July, 2017.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2017075395

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON