WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson (lt)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$455,000.00**

Hayley Breanne Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF SEPTEMBER, 2017.

Lisa J. Turner
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-20-20

Bill Garrett Davidson County
Batch# 4051 DEEDWARR
09/25/2017 10:30:22 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20170925-0097828

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3993B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hayley Breanne Jones and Eric Albright Jones	Wilson Bank &Trust	146-11-0-120-00
529 Barrywood Drive	P.O. Box 768	
Nashville, TN 37220-1636	Lebanon, TN 37088	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CLYDE E. WATKINS, JR. AND WIFE, LINDA B. WATKINS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAYLEY BREANNE JONES AND HUSBAND, ERIC ALBRIGHT JONES

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Section Two, Crieve Hall Estates of record in Plat Book 2133, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 204 fronts 200 feet on the Southerly side of Barrywood Drive and runs back 175 feet on the Easterly line and 262.1 feet on the Westerly line, which is a broken line, to a dead line in the rear, measuring 198.2 feet thereon.

Being the same property conveyed to George E. Mudter, Jr., Trustee by Quitclaim Deed from Iola C. Watkins, Clyde E. Watkins, Jr. and wife, Linda B. Watkins of record in Book 11559, Page 665, Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on July 06, 1999 and within the same deed the said George E. Mudter, Jr., Trustee conveyed his interest in the subject property to Iola C. Watkins as to a 66% undivided interest and to Clyde E. Watkins, Jr. and wife, Linda B. Watkins as to a 34% undivided interest, as joint tenants with right of survivorship.

Being the same property conveyed to Clyde E. Watkins, Jr. and wife, Linda B. Watkins by Warranty Deed from Iola C. Watkins of record in Book 11599, Page 359, Register's Office for Davidson County, Tennessee, dated July 27, 1999 and recorded on August 02, 1999.

Iola C. Watkins, having died on September 24, 2008, her interest in said property vesting in Clyde E. Watkins, Jr. and Linda B. Watkins, as surviving joint tenants.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 529 Barrywood Drive, Nashville, TN 37220-1636

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 21st day of September, 2017.

Clyde E. Watkins, Jr.

Linda B. Watkins

Linda B. Watkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, CLYDE E. WATKINS, JR. AND LINDA B. WATKINS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of September, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3993B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129