Bill Garrett Davidson County
Batch# 25096 DEEDWARR
11/13/2017 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20171113-0116390

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of November, 2017, by and between Lorin Watkins, Ila Watkins Hatchett, Fletcher W. Watkins, Harold Watkins and Jimmie Watkins Robertson, party of the first part, and Fletcher Watkins, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Landin Davidson County, Tennessee, being Lot No. 147 on the Plan of Haynes Manor, Section 1 Revised as of record in Book 3700, Page 33, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 147 fronts 75.0 feet on the southeasterly side of Work Drive and extends back between parallel lines 135.0 feet to a dead line.

Being all or part of the same property conveyed to Lorin Watkins, Ila Watkins Hatcher, Fletcher W. Watkins, Harold Watkins and Jimmie Watkins Robinson by virtue of that certain Affidavit of Heirship dated May 11, 2012, and being of record at Instrument No. 20120515-0041954 in the Register's Office of Davidson County, Tennessee.

Jimmie Watkins Robertson is one and the same as Jimmie Watkins Robinson.
Ila Watkins Hatchett is one and the same as Ila Watkins Hatcher.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lorin Watkins

Ila Watkins Hatchett

Harold Watkins

Jimmie Watkins Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lorin Watkins, Ila Watkins Hatchett, Harold Watkins and Jimmie Watkins Robertson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.5.2021

Property Owner & Address: Fletcher Watkins
285 Clearlake Dr. W
Nashville, TN 37217

Tax Parcel No 05914017900

Property Address: 735 Work Dr.
Nashville, TN 37207

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019