WARRANTY DEED

Bill Garrett Davidson County
Batch# 30543 **DEEDWARR**
11/28/2017 11:01:13 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20171128-0121190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph L. Frierson	Bank of America, N.A.	05010005600
(NAME)	(NAME)	
200 Chesapeake Place	101 South Tryon St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Curtis V. Watkins Jr., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Frierson, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28A Zone Lot Division of Lot No. 28 on the Plan of Section One, Chesapeake Homes and Lots 23-27, Section Two, Chesapeake Homes, as of record in Book 6250, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Curtis V. Watkins, Jr., by Warranty Deed dated 7/21/2006 from Carolyn Watkins, as Administratix of the Estate of Josie M. Polk, deceased, and from Brenda Christian, Helen Jones, Patricia Eason, Carolyn Watkins, James Baugh, Jr. and Michael Baugh as the only heirs-at-law of the said Josie M. Polk, deceased, which deed is of record in Instrument No. 20060726-0090106, Register's Office for Davidson County, Tennessee.

*****This is NOT the principal residence of the Grantor named herein*****

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION ONE, CHESAPEAKE HOMES AND LOTS 23-27, SECTION TWO, CHESAPEAKE HOMES OF RECORD IN BOOK 6250, PAGE 815, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 200 Chesapeake Place, Nashville, TN 37207
(House Number) (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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 22nd day of November, 2017.

Curtis V. Watkins Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Curtis V. Watkins Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public, ~~Deanie Gregory~~ Sandy Balent

Return To:

Sandy Balent

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY