Bill Garrett Davidson County
Batch# 32716 DEEDWARR
12/04/2017 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $341.51
20171204-0123387

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $92,300.00.

Affiant

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this 4th day of December, 2017.

Notary Public
My commission expires: 5/15/2021

02-1711-50340

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard Wayne Watkins 2065 Nashboro Boulevard Nashville TN 37217	**New Owner**	**135 12 0A 033.00 &** **135 12 0A 071.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Lawson, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Wayne Watkins, an unmarried man**, hereinafter called the Grantees, their successors 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 Unit No. 2065 and Garage Unit No. 2065-G, on the Plan of Nashboro Village Twelve Condominium, of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed for Nashboro Village Twelve Condominiums, a Horizontal Property Regime, of record in Book 4827, Page 30, as amended in Book 6153, Page 252, and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Kevin Lawson by Special Warranty Deed from Federal National Mortgage Association, dated August 29, 2011, recorded September 1, 2011, of record in Instrument No. 20110901-0067687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2065 Nashboro Boulevard, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 4th day of December, 2017.

Kevin Lawson

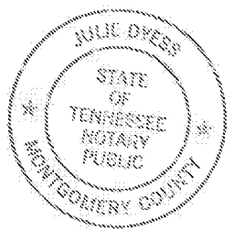
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kevin Lawson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of December, 2017.

Notary Public

My Commission expires: 8/11/20



True Copy Certification

I, Amy Tidwell, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

