Bill Garrett Davidson County
Batch# 45331 DEEDWARR
01/08/2018 12:44:30 PM 6 pgs
Fees: $33.00 Taxes: $740.00
20180108-0002275

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of December, 2017.

NOTARY PUBLIC
My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Timothy James Watkins	Wilson Bank & Trust	Tract 1: 064-09-0-065 Tract 2: 064-09-0-066 Tract 3: 064-09-0-067
(NAME)	(NAME)	
3009 Dunedin Court	623 W. Main Street	Tract 4: 064-09-0-068 Tract 5: 064-09-0-069 Tract 6: 064-09-0-070
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 3138	Lebanon, TN 37087	Tract 7: 064-09-0-053 Tract 8: 064-09-0-006.0 Tract 9: 064-05-0-051.00

Warranty Deed

For and in Consideration of the sum of $200,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **George R. Wauford,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Timothy James Watkins**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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 and assigns, forever. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of December, 2017.

George R. Wauford

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6154

Exhibit "A"

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 12 and 14 of Block "B", as shown on the map entitled the Map of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE R. WAUFORD, by deed from WAYNICK INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF MARK WAYNICK, G.L. WAYNICK AND DAVID WAYNICK, of record in Book 11525, page 454, dated June 10, 1999, said Register's Office.

Being known as 4109 Old Hickory Blvd., Old Hickory, TN 37138.

Tract 2:
Land in Davidson County, Tennessee, being Lot(s) 8 and 10, of Block B as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to GEORGE R. WAUFORD AND MOTHER, THERESA N. WAUFORD, by deed from MARION G. BAKER, CONSERVATOR OF THE ESTATE OF NELLIE LUCILLE MCGEE, of record in Book 7220, page 156, Register's Office for said County. The said Theresa N. Wauford having since died. See also Affidavit of Heirship of record as Instrument No. 20150528-0048931, dated May 9, 2015, said Register's Office.

Included in the above description but specifically excluded therefrom is that portion of the subject property conveyed to D.C. ESTES, by deed from OSCAR L. MCGEE AND WIFE, N.L. MCGEE, of record in Book 4427, page 763, said Register's Office.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County.

Being know as 4107 Old Hickory Blvd., Old Hickory, TN 37138

Subject to a street closing and any easement(s) retained in Ordinance No. 085-986, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Tract 3:
Tract 1:
Land in Davidson County, Tennessee, being Lot No. 6, of Block B as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southwesterly margin of Broadway at the corner of Lots 6 and 33; thence with the line between said two lots westerly 107.75 feet to the easterly margin of an alley; thence with said alley southwardly 25 feet more or less to the corner of Lots 6 and 8; thence with the line between said two lots eastwardly 150 feet more or less to the southwesterly margin of Broadway; thence with the margin of the same northwesterly 25 feet more or less to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being the northerly 5' of Lot 8, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in Old Hickory Blvd. in the common corner of Lots 8 and Lot 6, of the Revised Plan of Block "B" Hadley's Bend City as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee; thence following the line of said Lot 8 along Old Hickory Blvd. for a distance of 5'; thence along a line running back parallel with the common line of said Lot Nos. 6 and 8 to an alley; thence, along said alley back to the common line of said Lot Nos. 65 and 8; thence along said common line between Lot Nos. 6 and 8 back to the point of beginning.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County.

Being part of the same property conveyed to GEORGE R. WAUFORD AND THERESA M. WAUFORD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from J. K. WOODARD AND WILLIAM JOHN ESTES, CO-EXECUTORS OF THE ESTATE OF D. C. ESTES, of record in Book 6759, page 784, dated December 16, 1985, Register's Office for said County. The said Theresa M. Wauford having since died.

Being known as 4105 Old Hickory Blvd., Old Hickory, TN 37138

Tract 4:
Land in Davidson County, Tennessee, being Lot(s) 32 and 33, of Block B as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:
Said lots adjoin and front together on the west side of Broadway, (said recorded plan does not disclose the frontage of said lots). They run back between lines, 68.15 feet more or less on the north line of Lot No. 32 and 107.75 feet on the south line of Lot No. 33 to an alley in the rear, measuring 50 feet thereon.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County.

The westerly one half of Broadway Street lying between the direct extensions easterly of the northerly lot line of lot 32 and the southerly lot line of lot 33 of Block B as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to GEORGE R. WAUFORD AND THERESA M. WAUFORD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from J. K. WOODARD AND WILLIAM JOHN ESTES, CO-EXECUTORS OF THE ESTATE OF D. C. ESTES, of record in Book 6759, page 784, dated December 16, 1985, Register's Office for said County. The said Theresa M. Wauford having since died.

Being known as 0 Center Street, Old Hickory, TN 37138

Tract 5:
Land in Davidson County, Tennessee, being Lot(s) 30 and 31, of Block B as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lot(s) 30 and 31 adjoin and front together 50 feet on the westerly side of Broadway and run back between lines, 26.1 feet along the southerly margin of Center Street and 75 feet more or less on the south line to an alley in the rear.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk' s Office for said County.

The westerly one half of Broadway Street lying between the direct extensions easterly of the northerly lot line of lot 30 and the southerly lot line of lot 31 of Block B as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register' s Office for Davidson County, Tennessee.

Being part of the same property conveyed to GEORGE R. WAUFORD AND THERESA M. WAUFORD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from J. K. WOODARD AND WILLIAM JOHN ESTES, CO-EXECUTORS OF THE ESTATE OF D. C. ESTES, of record in Book 6759, page 784, dated December 16, 1985, Register' s Office for said County. The said Theresa M. Wauford having since died.

Being known as 107 Center Street, Old Hickory, TN 37138

Tract 6:
Being a triangular lot on the Map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County, bounded as follows:

On the North by Center Street, on the East by Jones Bend Road, and on the West by Broadway.

Being the same property conveyed to GEORGE R. WAUFORD, UNMARRIED, by deed from MOHSEN SARFEHJOO, MARRIED, of record in Book 10061, page 490, dated May 23, 1996, said Register's Office.

Included in the above description but specifically excluded therefrom is all that land conveyed to the DAVIDSON COUNTY HIGHWAY DEPARTMENT, by deed from D.C. ESTES AND WIFE, EDNA M. ESTES, of record in Book 2480, page 632, said Register's Office and all that 236 square feet, more or less, conveyed to THE STATE OF TENNESSEE, by deed from D.C. ESTES AND WIFE, EDNA MAI ESTES, of record in Book 5533, page 629, said Register's Office.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County.

The easterly one half of Broadway Street closed by Ordinance O85-986 lying between the direct extension easterly of the northerly lot line of Lot 30 of Block B as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and the westerly right of way of Old Hickory Boulevard. The aforesaid portion of Broadway Street now being part of Tax Map and Parcel number 064-9-070 and being adjacent to that land conveyed to George R. Wauford in Book 10061, page 490, in said Register's Office.

Being known as 4101 Old Hickory Blvd., Old Hickory, TN 37138

Tract 7:
Land in Davidson County, Tennessee, being Lot(s) 38-39, as shown on the map entitled the Map of Hadley Bend City Subdivision, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE R. WAUFORD AND MOTHER THERESA N. WAUFORD, by deed from ANNIE MAI WINGLER, of record in Book 4604, page 558, dated November 16, 1971, said Register's Office. The said Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to her only heir at law George R. Wauford. For further reference see Affidavit of Heirship dated May 9, 2015 of record in Instrument No. 20150528-0048931, said Register's Office.

Being known as 0 Center Street, Old Hickory, TN 37138.

Tract 8:
Land in Davidson County, Tennessee, being Lot(s) 3, Block "B" as shown on the map entitled the Map of Hadley Bend City Subdivision, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE WAUFORD, by deed from BEN H. CANTRELL, CHANCELLOR, of record in Book 4987, page 911, dated April 20, 1973, said Register's Office.

Being known as 0 Broadway, Old Hickory, TN 37138

Tract 9:
Land in Davidson County, Tennessee, being Lot(s) 14, 16 and 18, Block "F" as shown on the map entitled Hulme Farms now known as Hadley's Bend City , of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE WAUFORD, by deed from BEN H. CANTRELL, CHANCELLOR, of record in Book 4987, page 893, dated April 20, 1973, said Register's Office.

Being known as 0 Church Street, Old Hickory, TN 37138

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

