STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $26,750.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of March, 2018.

NOTARY PUBLIC
My commission expires: 5-20-19

Bill Garrett Davidson County
Batch# 69087 DEEDWARR
03/14/2018 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $98.98
20180314-0024203

THIS INSTRUMENT PREPARED BY

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

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tim Watkins	NEW OWNER	06405006900
(NAME)	(NAME)	
3009 Dunedin Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $26,750.00 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 **Tim 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:

Land in Davidson County, Tennessee, being Lots 19 and 20 of Block A on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for said County.

SAID Lots 19 and 20 adjoin and front together 50 feet on the Northeast side of Broadway and run back between parallel lines 110 feet to the West of the right of way of the railroad.

Being the same property conveyed to George Wauford, unmarried and Theresa Wauford, a widow by deed from Thomas Lee and wife, Hattie Lee dated April 12, 1968 and recorded in Book 4229, Page 284, Register's Office for Davidson County, Tennessee. George Wauford having since married. Theresa N. Wauford having since died leaving George R. Wauford as her only heir-at-law as established by Heirship Affidavit recorded in Instrument Number 20150528-0048931.

FILE #: 18-6430

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This property is **improved** property known as: 112 Broadway, Old Hickory, TN 37138.

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 8th day of March, 2018.

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 8th day of March, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

FILE #: 18-6430

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)

