(4)

Bill Garrett Davidson County
Batch# 75089 DEEDWARR
04/02/2018 08:53:03 AM 22 pgs
Fees: $113.00 Taxes: $72.15
20180402-0029869

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Bekry R. Seman
4169 Providence Park
Nash TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP **093-16-175.00**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Melvin R. Watson, Matilda Juanita (Watson) Rouse, Alvin J. Watson, Sr., William R. Watson, Patricia Ann Watson, Searcy McClain, Searcy Jerry McClain, Teagh McClain, John Johnson, Gregory Johnson, Ava Johnson Shepherd, Marynette Watson, Harold J. Watson, Jr., Stephen Watson, Antonin Watson, Sr., Alvin D. Watson, Tommy Wallace Watson, Rhea Watson, and Patricia Ann Watson as Guardian of the property of Ja'Mya Zenee Watson, a minor, pursuant to the power vested in her by the Order of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No 18P238,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto **Bekry R. Seman**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property inherited by the Grantors pursuant to the Tennessee laws of intestate succession as evidenced by the Affidavit of Heirship recorded as Instrument No.. 20180402-0029850, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **unimproved** property known as **105 Lewis St, Nashville, Tennessee 37210.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 the 30th day of March, **2018.**

Melvin R. Watson

Melvin R. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

x Matilda Juanita Watson Rouse

By Melvin R. Watson

Matilda Juanita (Watson) Rouse by Melvin R. Watson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Matilda Juanita (Watson) Rouse,** the bargainor, he executed the within Warranty Deed by signing the name of **Matilda Juanita (Watson) Rouse** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

xAlvin J. Watson

vBy Melvin R. Watson

Alvin J. Watson, Sr. by Melvin R. Watson as Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Alvin J. Watson, Sr.,** the bargainor, he executed the within Warranty Deed by signing the name of **Alvin J. Watson, Sr.** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

William R. Watson
By Melvin R. Watson
William R. Watson by Melvin R. Watson as
Attorney in Fact attorney in fact

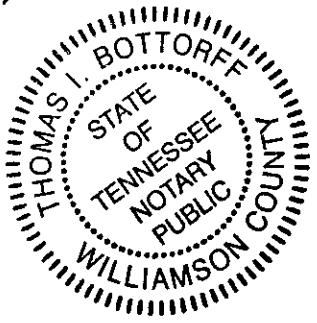
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **William R. Watson,** the bargainor, he executed the within Warranty Deed by signing the name of **William R. Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021



WITNESS my hand this the 30th day of March, 2018.

Patricia Ann Watson
By Melvin R. Watson

Patricia Ann Watson by Melvin R. Watson as
Attorney in Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Patricia Ann Watson,** the bargainor, he executed the within Warranty Deed by signing the name of **Patricia Ann Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

4 5

WITNESS my hand this the 30th day of March, 2018.

Searcy McClain
By Melvin R. Watson

Searcy McClain by Melvin R. Watson as Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Searcy McClain,** the bargainor, he executed the within Warranty Deed by signing the name of **Searcy McClain** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

6

WITNESS my hand this the 30th day of March, 2018.

Searcy Jerry McClain
By Melvin R. Watson

Searcy Jerry McClain by Melvin R. Watson as
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Searcy Jerry McClain,** the bargainor, he executed the within Warranty Deed by signing the name of **Searcy Jerry McClain** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

WITNESS my hand this the 30th day of March, 2018.

Teagh McClain
By Melvin R. Watson

Teagh McClain by Melvin R. Watson as Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Teagh McClain,** the bargainor, he executed the within Warranty Deed by signing the name of **Teagh McClain** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

John Johnson
By Melvin R. Watson
John Johnson by Melvin R. Watson as Attorney in Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **John Johnson,** the bargainor, he executed the within Warranty Deed by signing the name of **John Johnson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 31st day of March, 2018.

Gregory Johnson
by Melvin R. Watson

Gregory Johnson by Melvin R. Watson as Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Gregory Johnson,** the bargainor, he executed the within Warranty Deed by signing the name of **Gregory Johnson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

Ava Johnson
By Melvin R. Watson
Ava Johnson Shepherd by Melvin R. Watson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Ava Johnson Shepherd** the bargainor, he executed the within Warranty Deed by signing the name of **Ava Johnson Shepherd** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11

WITNESS my hand this the 30th day of March, 2018.

Marynette Watson
By Melvin R. Watson

Marynette Watson by Melvin R. Watson as
Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Marynette Watson,** the bargainor, he executed the within Warranty Deed by signing the name of **Marynette Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

12

WITNESS my hand this the 30th day of March, 2018.

Harold J. Watson
By Melvin R. Watson

Harold J. Watson, Jr. by Melvin R. Watson as
Attorney in Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Harold J. Watson, Jr.,** the bargainor, he executed the within Warranty Deed by signing the name of **Harold J. Watson, Jr.** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

Stephen Watson
By Melvin R. Watson

Stephen Watson by Melvin R. Watson as Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Stephen Watson,** the bargainor, he executed the within Warranty Deed by signing the name of **Stephen Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

Antonin Watson, Sr.
By Melvin R. Watson

Antonin Watson, Sr. by Melvin R. Watson as Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Antonin Watson, Sr.,** the bargainor, he executed the within Warranty Deed by signing the name of **Antonin Watson, Sr.** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

Alvin D. Watson
By Melvin R. Watson
Alvin D. Watson by Melvin R. Watson as Attorney in Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Alvin D. Watson,** the bargainor, he executed the within Warranty Deed by signing the name of **Alvin D. Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this the 30th day of March, 2018.

Tommy Wallace
By Melvin R. Watson
Tommy Wallace Watson by Melvin R. Watson as
Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Tommy Wallace Watson,** the bargainor, he executed the within Warranty Deed by signing the name of **Tommy Wallace Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

WITNESS my hand this the 30th day of March, 2018.

Rhea Watson
By Melvin R. Watson

Rhea Watson by Melvin R. Watson as Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin R. Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that as the Attorney in Fact for **Rhea Watson** the bargainor, he executed the within Warranty Deed by signing the name of **Rhea Watson** as his/her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 7/26/2021

WITNESS my hand this the 30th day of March, 2018.

Patricia Ann Watson Guardian for
Patricia Ann Watson, Guardian of the property of
Ja'Mya Zenee Watson, a minor Ja'Mya Zenee Watson, a minor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia Ann Watson, as Guardian of the property of Ja'Mya Zenee Watson, a minor, pursuant to the power vested in her by the Order of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 18P238**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $19,500.00.

Charlotte B. Wright
AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2018.

Mary Jo Hartz
NOTARY PUBLIC

My Commission Expires:

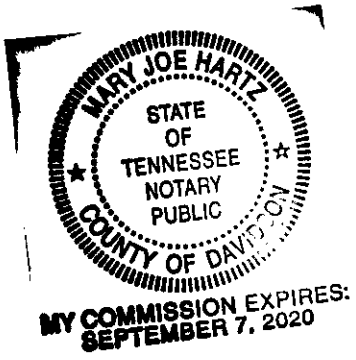


EXHIBIT A

PROPERTY DESCRIPTION

Lot No. 137 on the Plan of Maury and Claiborn's addition to South Nashville, as of record in Book No. 21, page 48 and 85, Register's Office for Davidson County, Tennessee. Said Lot No. 137 fronts 35 feet on the easterly side of Lewis Street and runs back between parallel lines 127 feet, more or less, to an alley.

Being the same property conveyed to Wallace Watson and wife, Tommie Watson by Deed dated May 12, 1936 from Hattie Dobson, a widow, of record in Book 721, page 159 Register's Office Davidson County, Tennessee.

And further being the same property in which I have an ownership interest as evidenced by an Affidavit of Heirship of record as Instrument No. _____ said Register's Office.

This is unimproved property known as 105 Lewis Street, Nashville, TN