WARRANTY DEED

Bill Garrett Davidson County
Batch# 85691 DEEDWARR
04/27/2018 11:40:21 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20180427-0039864

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leland Watts, a married man	Leland Watts, a married man	08411010200
(NAME) 2819 Gallatin Road	(NAME) 2819 Gallatin Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN CURTIS DURHAM, TERESA JANE DURHAM, CHRISTOPHER WADE DURHAM, TREVOR WAYNE DURHAM, BRANDON HYATT, HAYDEN HYATT, AND HANNA DURHAM DEVISEES UNDER THE WILL OF DEWEY C. DURHAM,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LELAND WATTS, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 120 on the Plan of Maplecrest Subdivision, of record in Book 1835, Page 27 and 28, Register's Office for said County.

Said Lot No. 120 fronts 60 feet on the north side of Denneywood Drive and extends back 150 feet on the westerly line and 151 feet on the easterly line to the southerly right of way of the Tennessee Central Railroad.

Being the same property conveyed to Dewey C. Durham and wife, Doreen F. Durham by deed from William R. Tanner and wife, Donna P. Tanner, of record in Book 3437, Page 539, dated October 15, 1962, Register's Office for said County. The said Doreen F. Durham died September 8, 2010, and title vested in Dewey C. Durham as surviving tenant by the entirety. The said Dewey C. Durham died testate on July 16, 2017, and the Will was admitted to Probate as Probate No. 17P1651 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Dewey C. Durham.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees: (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office; (3) Sanitary Sewer and/or Drainage Easement of record in Book 4888, Page 677, said Register's Office.

Power of Attorney of record in Instrument 20180427-0039862 and Instrument 20180427-0039863, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2330 Dennywood Drive, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of April, 2018.

Estate of Dewey C. Durham

BY: John Curtis Durham
John Curtis Durham, Devisee

BY: Teresa Jane Durham
Teresa Jane Durham, Devisee

BY: Christopher Wade Durham
Christopher Wade Durham, Devisee

BY: Trevor Wayne Durham by Teresa Jane Durham
Trevor Wayne Durham, Devisee
By: Teresa Jane Durham, Attorney-in-Fact

BY:
Brandon Hyatt, Devisee

BY: Hayden Hyatt by Teresa Jane Durham
Hayden Hyatt, Devisee
By: Teresa Jane Durham, Attorney-in-Fact

BY:
Hanna Durham, Devisee

BY: Jamie Durham
Jamie Durham
Personal Representative

BY: Teresa Jane Durham
Teresa Jane Durham
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Curtis Durham, Teresa Jane Durham, Christopher Wade Durham, Brandon Hyatt, and Hanna Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this April 26, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Teresa Jane Durham, 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 on behalf of Trevor Wayne Durham and Hayden Hyatt, as their Attorney-in-Fact, as the free act and deed of the within named Trevor Wayne Durham and Hayden Hyatt.

Witness my hand and official seal at Nashville, Tennessee, this April 26, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Durham and Teresa Jane Durham, Personal Representatives of the Estate of Dewey C. Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this April 26, 2018.

My Commission Expires: 5/5/20

Notary Public

