Bill Garrett Davidson County
Batch# 90700 DEEDWARR
05/10/2018 09:58:58 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20180510-0044808

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0143HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2018

Notary Public
Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
LRW Holdings, LLC 122 General's Retreat Place Franklin, TN 37064	NEW OWNER	034-09-0-155.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jesse Kenneth Watson and Phillip Ray Watson and Billy Cleveland Watson and Debbie Farris and Lisa McGuire and Dana Dungey and Terry Michael Watson, Jr. and Rhonda Rogers and Kimberly Michelle Delaney and Jimmy Ray Watson, the heirs at law of Margaret R. Gatlin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LRW Holdings, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Gateway Subdivision, Section 2, as of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Homer H. Gatlin and wife, Margaret R. Gatlin by Warranty Deed from David A. Dodson and wife, Faye M. Dodson, dated 6/15/76 and recorded 6/16/76 in Book 5035, Page 901, Register's Office for Davidson County, Tennessee.

Pursuant to the Affidavit of Heirship of record in Instrument No. 20100526-0040467, said Register's Office, the said Homer H. Gatlin having died intestate on 12/1/92, which predeceased Margaret R. Gatlin, leaving Margaret as the sole owner of said property. The said Margaret R. Gatlin having reportedly died intestate on 5/9/04, leaving the following heirs at law: Jesse Kenneth Watson, Phillip Ray Watson, Terry Michael Watson, Billy Cleveland Watson, Bobby Wright Watson, Debbie Farris, Lisa McGuire and Dana Dungey. The said Debbie Farris, Lisa McGuire and Dana Dungey being the sole surviving children and heirs at law of

her son, Jerry Wayne Watson, who predeceased Margaret R. Gatlin and who had no other heirs at law. Bobby Wright Watson having since died 5/23/17, leaving no heirs at law. Terry Michael Watson having since died 1/23/03. Terry Michael Watson, Jr., Rhonda Rogers, Kimberly Michelle Delaney and Jimmy Ray Watson being the sole surviving children of Terry Michael Watson, Sr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 417 Janette Court, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2018.

Jesse Kenneth Watson

Phillip Ray Watson

Billy Cleveland Watson

Debbie Farris

Lisa McGuire by Debbie Farris, Attorney in Fact

Dana Dungey

Terry Michael Watson, Jr.

Rhonda Rogers

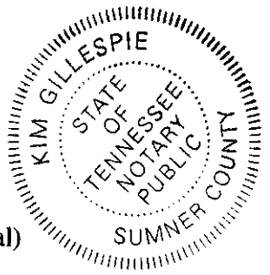
Kimberly Michelle Delaney

Jimmy Ray Watson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jesse Kenneth Watson and Phillip Ray Watson and Billy Cleveland Watson and and Debbie Farris and Dana Dungey and Terry Michael Watson, Jr. and Rhonda Rogers and Kimberly Michelle Delaney and Jimmy Ray Watson,** 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 Hendersonville, Tennessee this 9th day of May, 2018.



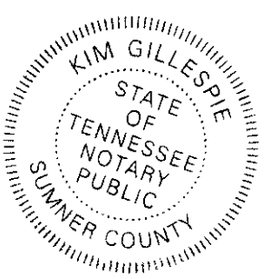
(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debbie Farris,** 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, and who further acknowledged that she is the attorney in fact for **Lisa McGuire** and that she is authorized by **Lisa McGuire** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of May, 2018.



(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20