This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-569

Bill Garrett
Batch# 97215
05/25/2018 03:22:53 PM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20180525-0050549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2018.

Notary Public
My commission expires: 07/06/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachel M. Watkins 569 B Stevenson St Nashville, TN 37209	NEW OWNERS	091-09-2D 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATIE BOLES F/K/A KATIE HARMON AND MATHEW C. BOLES, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL M. WATKINS AND DEXTER A. WATKINS, ~~HUSBAND AND WIFE~~, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: WIFE and HUSBAND

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 569 Stevenson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170417-0037119, as amended in Instrument No. 20180403-0030826, being show on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Katie Harmon, an unmarried woman, and Matthew C. Boles, an unmarried man, as joint tenants with the right of survivorship, by deed from Christopher L. Ward, married, dated 09/30/2014, of record in Instrument No. 20141010-0094252, said Register's Office.

The said Katie Harmon and Katherine Boles are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 569 B Stevenson St, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 SUBJECT TO:
- Taxes for the current year and thereafter. - Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No 20170417-0037119 and Instrument No 20180403-0030826, said Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness my hand this the 21st day of May, 2018.

Katie Boles f/k/a Katie Harmon

Katie Boles f/k/a Katie Harmon

Mathew C. Boles

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katie Boles f/k/a Katie Harmon and Mathew C. Boles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2018.

My commission expires:
11/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY