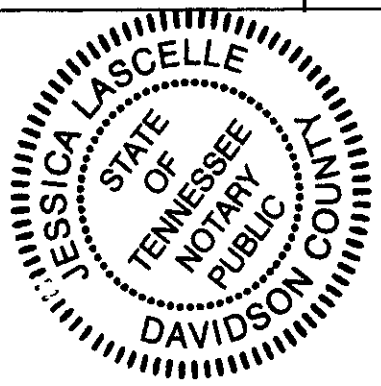
County
Batch# 97663 DEEDWARR
05/29/2018 01:41:54 PM 2 pgs
Fees: $13.00 Taxes: $2,034.63
20180529-0050986

9B

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-18-1881



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $549,900.00

Sharon McFerrin
Affiant

Subscribed and sworn to before me, this the 18th day of May, 2018

Jessica Lascelle
Notary Public
My Commission Expires: 11-3-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rhonda Lynn Watkinson Don Tobin Watkinson 2825 Harriette Ct. Nashville, TN 37206	Caliber Home Loans 1199 South Beltline Road, Ste 110 Coppell, TX 75019	083-08-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Arnold Mike Ginn and Shelbra Thorla Ginn, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Don Tobin Watkinson and Rhonda Lynn Watkinson husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Whitman Meadow, as of record in Book 2854, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arnold Mike Ginn and Shelbra Thorla, as joint tenants with right of survivorship by Warranty Deed from Patricia Ann Grimes and husband, Gillis H. Grimes, recorded on the 31st day of May, 2001 in Instrument No. 20010531-0056617, in the Register's Office of Davidson County, Tennessee. Shelbra Thorla having married Arnold Mike Ginn, is now known as Shelbra Thorla Ginn.

This is ☒ improved or ☐ unimproved property located at: **2825 Harriette Court, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of May, 2018.

GRANTOR:

Arnold Mike Ginn

Shelbra Thorla Ginn

STATE OF MARYLAND
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arnold Mike Ginn and Shelbra Thorla Ginn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of May, 2018.

Notary Public
My Commission expires: 03/14/2022

LUIS NATAL
Notary Public - State of Maryland
Montgomery County
My Commission Expires Mar 14, 2022