Bill Garrett Davidson County
Batch# 99368 DEEDWARR
06/01/2018 03:45:02 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20180601-0052620

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $720,000.00 Affiant Subscribed and sworn to before me, this the 31st day of May, 2018 Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Howard Gibson Allyn Rubright Gibson	CMG Mortgage, Inc.	
719 Setliff Place	3160 Crow Canyon Road #400	083-06-0-250.00
Nashville, TN 37206	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SCOTT C. WATKINS AND WIFE, BETH K. WATKINS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY HOWARD GIBSON AND ALLYN RUBRIGHT GIBSON, 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 Davidson County, Tennessee, being Lot No. 29 and the northerly part of Lot No. 28 on the Plan of Olivia W. Sharpe's Addition to Nashville, of record in Plat Book 332, Page 17, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Southeast corner of Setliff Place and Seymour Avenue, being the Northwest corner of Lot No. 29; thence with the Easterly margin of Setliff Place Southwardly 90 feet; thence Eastwardly 238 feet, more or less, to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northwardly 68 feet to the Southerly margin of Seymour Avenue; thence with Southerly margin of said Avenue Westwardly 229 1/2 feet to the point of beginning.

Being the same property conveyed to Scott C. Watkins and wife, Beth K. Watkins by Warranty Deed from Michael J. Fowler and wife, Danielle N. Fowler, of record in Instrument No. 20140130-0008429, Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 719 Setliff Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2018.

Scott C. Watkins

Beth K. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott C. Watkins and Beth K. Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018