Bill Garrett Davidson County
Batch# 109599 DEEDWARR
06/27/2018 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $307.10
20180627-0062105

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2018

Notary Public

My commission expires: 4-18-19

Pat Long
Notary Public, ID No. 530505
State at Large, Kentucky
My Commission Expires on April 18, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Morrow, IRA	Franklin Bank + Trust	**05312013300**
209 30th Street	PO Box 51362	
Old Hickory, TN 37138	Bowling Green KY 42102	

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 ACKNOWLEDGE, WE,

Tim Watkins

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

Franklin Bank & Trust Company Custodian fbo Kevin H. Morrow Directed IRA

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 parts of Lot No. 11, Block 8, Dabbs & Elliot Subdivision, as per plat of record in Book 547, Page 97, Register's Office for said County, described separately as follows, to-wit:

Tract No. 1: Said part of Lot no. 11 fronts 36 feet, more or less, on the westerly side of 30th Street, in Old Hickory, Tennessee, and runs back between parallel lines 88 feet to a dead line. Said property being known as 209-30th Street, Old Hickory, Tennessee, being part of the property conveyed to A. K. Hill by deed from the Life & Casualty Insurance Co. of Tennessee, as appears of record in Book 1142, Page 91, said Register's Office.

Tract No. 2: Said part of Lot No. 11 begins on the north side of Lot No. 11 at a point 88 feet from its beginning point on 30th Street and runs westerly a distance of 56 feet to an alley; thence southwardly along the alley a distance of 36 feet; thence eastwardly 56 feet; thence northwardly 36 feet to its starting point. Said property being the back part of said Lot No. 11 as herein described as No. 209 30th Street, Old Hickory, Tennessee.

Being the same property conveyed to Tim Watkins, by Warranty Deed from George R. Wauford and wife, Linda Wauford, dated May 18, 2017, of record in Instrument No. 20170523-0051097, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to George R. Wauford and mother, Theresa N. Wauford by deed from John P. North and wife, Martha C. North, dated February 22, 1962, of record in Book 3343, page 331, Register's Office for Davidson County, Tennessee. Said Theresa N. Wauford having since

deceased, leaving said George R. Wauford her only heir-at-law. See Affidavit of Heirship of record in Instrument No. 20150528-0048931, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 209 30th Street, Old Hickory, TN 37138.

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 in 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.

Tim Watkins Date: 6-22-2018
Tim Watkins

_____ Date:_____

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tim Watkins, the within named Grantor(s), 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, at office, this 22nd day of June, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires:_____

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

