Bill Garrett Davidson County
Batch# 123454 DEEDQC
08/01/2018 02:07:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180801-0075213

FROM: JAMES E. WATTS, SR.
TO: CAROL A. WATTS with Life Estate

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL UMBER
Carol A. Watts	Carol A. Watts	**MAP 75-13**
3916 Bonnaford Drive	3916 Bonnaford Drive	**PARCEL 194**
Hermitage, TN 37076	Hermitage, TN 37076	

THIS INSTRUMENT WAS PREPARED BY:
JOHN B. STARK
ATTORNEY AT LAW
4207 LEBANON PIKE, SUITE #200
HERMITAGE, TN 37076
TELEPHONE: 615-885-5600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00

James E. Watts Sr.
JAMES E. WATTS, SR.

ANNA M. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 30th DAY OF JULY 2018

Anna M. Walker
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 10, 2019

I hereby quitclaim to: **CAROL A. WATTS with *Life Estate***, all my interest in the following land:

LAND in Davidson County, Tennessee, being Lot No. 82, on the Plan of Hermitage Hills, Section I, as of record in Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Clifford O. Howard by deed from Irene Annie Heughan, of record in Book 4411, page 224, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2998, page 231, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Dale Hall, unmarried, to Albert Wm. Johnson, Trustee, for Dobson & Johnson, Inc, dated September 23, 1967, and filed for record in Book 4174, Page 481, Register's Office for said county, with an unpaid principal amount of approximately $9,228.92, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

BEING the same property conveyed to James E. Watts, Sr. and wife, Carol A. Watts, by Warranty Deed dated April 23, 1985, of record in Deed Book 6541, pages 225, 226, Register's Office of Davidson County, Tennessee.

THIS property is known as 3916 Bonnaford Drive, Hermitage, TN 37076

Witness my hand this 30th day of July 2018.

James E. Watts Sr.
JAMES E. WATTS, SR.

Before me, Anna Whaley, a Notary Public within and for the State and County aforesaid, personally appeared JAMES E. WATTS, SR., with whom I am personally acquainted and who upon his oath acknowledged himself to be the named bargainer, and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained.

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Anna M. Whaley
NOTARY PUBLIC

ANNA M WHALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
March 10, 2019