WARRANTY DEED

Bill Garrett Davidson County
Batch# 130884 DEEDWARR
08/20/2018 11:11:17 AM 2 pgs
Fees: $13.00 Taxes: $314.50

20180820-0082220

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremiah Marshall Watson	Jeremiah Marshall Watson	
(NAME)	(NAME)	
600 Hadleys Bend Blvd.	600 Hadleys Bend Blvd.	063 08 0 071.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R & C Real Estate, Inc., a Michigan Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeremiah Marshall Watson, a married man,**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 10 of Block "S" on the Plan of Hadley Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R&C Real Estate, Inc., a Michigan Corporation, by Quit Claim Deed from Charles M. Manier and Ruth B. Manier, husband and wife, dated 12/12/2008, recorded 01/27/2009 of record in Instrument No. 20090127-0006918, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20090227-0017149, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Charles M. Manier and wife, Ruth B. Manier by Warranty Deed from George Manier and wife, Willie Dean Manier, dated 04/05/1962, recorded 04/05/1962, of record in Book 3370, Page 259, in the Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to George Manier and wife, Willie Dean Manier by Warranty Deed from Major William McClain and wife, Janie Elizabeth McClain dated 09/07/1949, recorded 09/19/1949, of record in Book 1757, Page 230, in the Register's Office for Davidson County, Tennessee. Ruth B. Manier and Ruth Ann Manier are the same.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 518 Hadleys Bend Blvd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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.

Witness my hand this 13th day of August, 2018.

R & C REAL ESTATE, INC.

Ruth Ann Manier

By: Ruth Ann Manier, President/Sole Owner

STATE OF KENTUCKY
COUNTY OF Fayette

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Ruth Ann Manier, whom I am personally acquainted and who upon her oath acknowledged herself to be the President/ Sole Owner of R&C Real Estate, Inc., and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 13th day of August, 2018.

NOTARY

MY COMMISSION EXPIRES: 9/9/2018

JENNIFER L. SCHNURR
Notary Public
State at Large
Kentucky
My Commission Expires Sep 9, 2018

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122