Karen Y Johnson Davidson County
Batch# 148162 DEEDWARR
10/03/2018 08:28:02 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181003-0097977

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-CR-18-1408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Cheryl N Kinnard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cheryl N. Kinnard	**New Owner**	
(NAME) ~~1408 Montgomery~~ 911 McClurkan Ave.	(NAME)	071-16-0-407.00
(ADDRESS) **Nashville, TN ~~37207~~ 37206**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **BRANDON WATSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERYL N. KINNARD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 100 feet of Lot 13 of the Williams and Hays Co. E. Belle View Plan of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the Westerly side of Montgomery Avenue and runs back between parallel lines measuring 200 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Herman Watson by Warranty deed from Charles R. Bullington, Trustee of record in Book 9958, Page 476 Register's Office for Davidson County, Tennessee, dated February 20, 1996 and recorded on February 27, 1996.

The said Herman Watson having since died. And the same property vested in Brandon Watson, Adam Watson and Chase Watson heirs at law of Herman Watson as evidenced by Affidavit of Heirship of record as Instrument No. 20131001-0102931 said Register's Office.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Brandon Watson, Adam Watson and Chase Watson of record in Instrument No. 20131001-0102932, Register's Office for Davidson County, Tennessee, dated September 23, 2013 and recorded on October 01, 2013 and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Brandon Watson.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1408 Montgomery Ave. Nashville, Tennessee 37207**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2018.

Brandon Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212