

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $80,000.00.

Tim Watkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of October, 2018.

Tammy Duncan
NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 151595 DEEDWARR
10/16/2018 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20181016-0102205

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tim Watkins	SAME AS NEW OWNER	05308013300
(NAME)	(NAME)	
3009 Dunedin Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $80,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **George R. Wauford and wife, Linda Wauford,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tim Watkins**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:

Being Lot No. 3 of Block 17 on the Plan of Dabbs and Elliot's Second Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being a portion of the property conveyed to George R. Wauford and wife, Linda Wauford by deed from Ron Pugh, Successor Trustee, of record in Instrument Number 20111114-0088872, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 17 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, of record in Plat Book 547, page 127, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE is certain real property described as follows:

Being the northerly twenty feet (20') of Lot No. 2 of Block 17 on the Plan of Dabbs and Elliott's Subdivision, Old Hickory, Tennessee, as of record in Book 247, Page 127, Register's Office for said County.

Said northerly 20 feet of said Lot fronts 20 feet on the easterly side of Twenty-Eighth Street and runs back between parallel lines 144 feet to an alley, on which it measures 20 feet thereon.

Being the same property conveyed to George R. Wauford and wife, Linda Wauford by deed from Ron Pugh, Seccessor Trustee of the Revocable Trust Agreement of Leona Kelley, dated June 3, 2009, of record in Instrument No. __20181016010220 4_____, said Register's Office.

This property is __unimproved X improved property known as: 308 28th Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of October, 2018.

George R. Wauford

Linda Wauford

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 12th day of October, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY