WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 105,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 16th DAY OF November2018

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dune Baydoun and Lindsey Freitas	Same as new owners	52-9-40.00
1129 Goldilocks Street		
Madison, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 168151 DEEDWARR
11/29/2018 09:57:41 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20181129-0116330

FOR AND 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 ACKNOWLEDGED,WE, ***James Lee Watkins, Executor of the Estate of Homer Lee Watkins, deceased, and James Lee Watkins, Paul Matthew Watkins and Angela Kay Watkins, as the only devisees under the Last Will and Testament of Homer Lee Watkins under Case No. 18P1555 in the Probate Court of Davidson County, Tennessee,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Dune Baydoun and Lindsey Freitas, as Joint Tenants with right of survivorship,*** 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 Lot No. 27 on the Map of the Subdivision of Lots No. 20, 21, 24 and 25 of Montague Subdivision, of record in Book 843, Page 79, Register's Office for said County.

Being the same property conveyed to Homer Lee Watkins and wife, Sandra Kay Thompson Watkins by Quitclaim Deed from Peter Weiss, Trustee, dated 11/01/1978 and filed for record on 11/01/1978 of record in Book 5358, page 249, said Register's Office for said County. The said Homer Lee Watkins having since died on 07/18/2018. The Last Will and Testament of Homer Lee Watkins was probated in the Probate Court for Davidson County, Tennessee as Case No. 18P1555 and Petition to Probate was filed and Letters Testamentary were issued to James Lee Watkins and appointed Executor of the Estate and filed on 09/05/2018 in which The Estate of Homer Lee Watkins was bequeathed to James Lee Watkins, Paul Matthew Watkns and Angela Kay Watkins as his only devisees and legatees under the said will.

This instrument is executed on behalf of Angela Kay Watkins by James Lee Watkins as her Attorney-in-Fact pursuant to the power and authority vested in him by instrument filed for record in Instrument #20181129-0116329 Register's Office, 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 plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved ( ) Property, known as **1129 Goldilocks Street, Madison, TN 37075**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 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 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.

Witness our hands on this 16th day of November, 2018.

James Lee Watkins, individually and as Executor of the Estate of Homer Lee Watkins

Paul Matthew Watkins

Angela Kay Watkins
By: James Lee Watkins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Lee Watkins, individually and as Executor of The Estate of Homer Lee Watkins and Paul Matthew Watkins,** the bargainor(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 and official seal this 16th day of November, 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 16th day of November, 2018, before me personally appeared James Lee Watkins to me known to be the person who executed the foregoing instrument in behalf of Angela Kay Watkins as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Angela Kay Watkins.

Witness my hand and official seal atHendersonville, Tennessee, on this the 16th day of November, 2018.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY