RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811259

**WARRANTY DEED**

Karen Y Johnson Davidson County
Batch# 177074 **DEEDWARR**
12/21/2018 09:58:20 AM 2 pgs
Fees: $13.00 Taxes: $813.63

20181221-0124281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher J. Watkins and wife, Jill M. Watkins<br>736 Charlie Gann Road<br>Old Hickory, TN 37138 | Same address as new owner | 063 04 0 104.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($219,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMY J. BROCK (WHO OBTAININED TITLE AS AMY JOHNSON) AND HUSBAND, CALEB BROCK**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER J. WATKINS AND WIFE, JILL M. WATKINS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Range Heights, Section 2, as shown by plat of record in Plat Book 8250, Page 936, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Amy Johnson, unmarried, by Warranty Deed from Deanna L. Frankhauser a/k/a Deann l. Cooper, unmarried, dated July 16, 2015 and recorded in Instrument No. 20150717-0069927, Register's Office for Davidson County, Tennessee. Amy Johnson having married and now being known as Amy J. Brock.

The address of the herein described property is believed to be 736 Charlie Gann Road, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of December, 2018.

Amy J. Brock
**AMY J. BROCK**

Caleb Brock
**CALEB BROCK**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amy J. Brock and Caleb Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of December, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

