Karen Y Johnson Davidson County
Batch# 182320 DEEDWARR
01/10/2019 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20190110-0002639

WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2019.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett PC
Stewart Title Company Tennessee Division,1531 Hunt Club Blvd Ste. 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kingdom Investors	NEW OWNER	017000315.00
(NAME)	(NAME)	
273 Owl Circle		
(ADDRESS)	(ADDRESS)	
Lebanon TN 37087		
(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, I **Barbara Watts**, hereinafter called the **GRANTOR(S),** has bargained and sold, and by these presents do transfer and convey unto **Kingdom Investors**, hereinafter called the **GRANTEE(S),** their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, and described as Tract Number 4 according to a survey by Ray G. Cole, Registered Land Surveyor, Number 924, dated March 3, 1988, revised March 29, 1989, as follows: Beginning at an iron pin set, the most Southwest of Tract 3 this survey, and being the Southeast corner of this tract, Thence, North 82 degrees 26 minutes 59 second West 132 feet to an iron pin set; thence North 89 degrees 12 12 minutes 59 seconds West 168.60 feet to an iron pin set, corner to tract 5 this survey; thence with the line of said tract 5, North 2 degrees 42 minutes 22 seconds East passing an iron pin set at 20.00 feet, and in all a total of 997.10 feet to an iron pin set corner to said tract 5; thence continuing with the line of said tract 5, South 81 degrees 45 minutes 32 seconds East 350.80 feet to an iron pin set, corner to said tract 3 this survey; thence with line of said tract 3, South 5 degrees 36 minutes 34 seconds West 970.00 feet to the beginning, containing 7.31 acres, more or less.

Being the same property conveyed to Jon C. Watts and Barbara Watts, married by Warranty Deed from Ray Emmett and Shelley Renee Emmett, husband and wife, dated June 30, 2004 and recorded July 07, 2004 of record in Instrument No. 20040707-0080765, Register's Office for Davidson County, Tennessee.

The said Jon C. Watts aka John Carlton Watts, Jr. died on November 25, 2009, leaving the said Barbara Watts the sole surviving tenant by the entirety.

Subject to (1) Taxes for 2019 and subsequent years, a lien not yet due and payable. (2) Easement recorded in Book 4698, Page 485 in the Register's Office of Davidson County, Tennessee. (3) Easement and Utility Dedication recorded in Book 7861, Page 300 in the Register's Office of 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.

This is improved ☐ 5964 Lickton Pike, Goodlettsville, TN 37072
(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), their 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 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.

Effective ~~the 7th~~ day of January, 2019.

Barbara Watts

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 Barbara Watts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of January, 2019.

Notary Public:
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd, Suite 106
Gallatin, TN 37066

201901100002639

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

