Name and Address of New Owner:
Carolyn Joy
1389 Laboldi Ave.
Nashville, TN 37207
Send Tax Bills To:
~~Carolyn Joy~~
~~XXXXXXXX~~
Wells Fargo Bank, N.A.
101 North Phillips Ave., Sioux Falls, SD 57104

Karen Johnson Davidson County
Batch# 212625 DEEDWARR
04/02/2019 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190402-0029598

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 032 15 0 052 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Curtis V. Watkins Jr.** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carolyn Joy, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Grande Villa, Section Two, of record in Book 4675, page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Curtis V. Watkins, Jr., unmarried, by deed from Jeffrey L. Hale and wife, Mary Lou Hale, signed May 22, 1991 and recorded May 28, 1991 in Book 8359, page 884, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors named herein

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF GRANDE VILLA, SECTION TWO, OF RECORD IN BOOK 4675, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

This is improved property known as: 1389 Laboldi Ave., Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of March, 2019.

(SEAL)
Curtis V. Watkins Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2019, before me personally appeared Curtis V. Watkins Jr. to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of March, 2019.

Sandy Balent
Notary Signature
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of March, 2019.

Sandy Balent
Notary Public
My commission expires: 11-5-19
File No. 2019-192

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).