Karen Johnson Davidson County
Batch# 218801 DEEDWARR
04/17/2019 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20190417-0035200

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of March, 2019.

NOTARY PUBLIC

My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tim Watkins	NEW OWNER	06402009600
(NAME)	(NAME)	
3009 Dunedin Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $145,000.00 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, married** 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:

Lying in the 4th Civil. District of said County, be9inning at a point in the north margin of Shute Lane or Hurt Avenue, where it intersects the Turner and Hurt line, thence north 3 degrees East, 653.4 feet to a stake in the Turner Hurt line, thence North 87 degrees West 100 feet; thence South 3 degrees West, 653.4 feet to north margin of Shute Lane or Hurt Avenue; thence with the margin of said Lane South 87 degrees East 100 feet to the beginning containing 1.5 acres more or less and according to a survey of Z. J. Wilkinson, of March 12, 1941.

Being the same property conveyed to George Wauford and mother, Theresa Wauford, by deed from Ruth W. Hurt, dated December 2, 1993 and recorded in Book 9174, Page 384, Register's Office for Davidson County, Tennessee. Theresa Wauford having since died on or about April 27, 1994.

This property is **improved** property known as: 305 Shute Lane, Old Hickory, TN 37138.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 28th day of March, 2019.

George R. Wauford by Linda B. Wauford Attorney in Fact
George R. Wauford
by Linda B. Wauford, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Linda B. Wauford**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **George R. Wauford** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **George R. Wauford,** and is authorized by **George R. Wauford** to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 28th day of March, 2019.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY