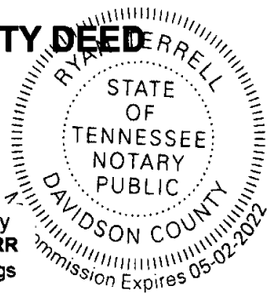
WARRANTY DEED



Karen Johnson Davidson County
Batch# 219185 **DEEDWARR**
04/17/2019 02:17:19 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190417-0035364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RLP Construction, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**118-04-0-009.00**
P.O. Box 11461		
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37401		
(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 consideration, the receipt of which is hereby acknowledged, **GEORGE ALLEN WATSON,, JR.,, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RLP CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Melrose Heights, Section Number Two of record in Plat Book 1835, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 65 feet on the Northerly side of Camden Drive and extends back 200.91 feet on the Westerly line and 197.41 feet on the Easterly line to a dead line measuring 65.09 feet thereon.

Being the same property conveyed to George Allen Watson by Warranty deed from Rubin Joe Galliher and wife, Betty J. Galliher of record in Book 4381, page 323, Register's Office for Davidson County, Tennessee, dated November 14, 1969 and recorded on November 21, 1969.

The said George Allen Watson, deceased and George Allen Watson, Jr. and Lemual Allen Watson was devised a one-half (1/2) undivided interest by Will of George Allen Watson of record in Will Book 109, Page 172, Probate Section of the County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to George Allen Watson, Jr., by Warranty deed from Lemual Allen Watson and wife, Mary Ann Watson of record in Book 5404, page 242, Register's Office for Davidson County, Tennessee, dated February 12, 1979 and recorded on March 12, 1979.

Being the same property conveyed to George Allen Watson, Jr by Quitclaim deed from Angela Watson of record in Book 11123, page 778, Register's Office for Davidson County, Tennessee, dated September 21, 1998 and recorded on September 23, 1998.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2045, Page 631, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **512 Camden Dr., Nashville, Tennessee 37210**.

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 heirs and 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 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 my/our hand(s) this the 15 DAY OF APRIL, 2019.

George Allen Watson,, Jr.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE ALLEN WATSON,, JR.,, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212