Karen Johnson Davidson County
Batch# 223785 DEEDWARR
04/30/2019 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190430-0039834

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0035

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm. Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of April, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alan Shane Watson and Kymberli Watson 4329 Little Marrowbone Road Nashville, TN 37080	Ameris Bank, ISAOA-ATIMA 1800 Parkway Place Ste. 820 Marietta, GA 30067	037-00-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Margie Gunter Allen

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan Shane Watson and Kymberli Watson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Jerome Stewart, Surveyor, Dec. 10, 1960, as follows:

Beginning in the center of Little Marrowbone Creek at a point S 78.5 degrees W 15.8 poles and S 89.25 Degrees W 11 poles from the Northeast corner of the property conveyed to H. E. Allen and wife, by deed from Mr.s Jennie Cato and husband, of record in Book 975, Page 158, Register's Office for said County; thence S 8 degrees W 423 poles to a stake on right with red oak tree as pointers; thence S 26 degrees W 6 poles to a red oak tree; thence S 38 degrees W 29.4 poles to a forked oak tree in Robert Jones Easterly line; thence with said line N 11 Degrees W 67 poles to the center line of Little Marrowbone Creek, Robert Jones Northeast corner; thence with the center of said Creek North 56.75 degrees E 19 poles and N 89.25 Degrees East 25 poles to the beginning, containing 9 acres, more or less.

Being the same property conveyed to Margie Gunter Allen and Patricia Allen Galloway, by Personal Representative's Quitclaim Deed from Hubert Earl Allen, III, Personal Representative of the Estate of Hubert Earl Allen, Jr., and filed of record as Instrument #20160818-0086394, Register's Office for Davidson County, Tennessee. Said property further conveyed to Margie Gunter Allen, by Quitclaim Deed dated August 29, 2016 from Patricia Allen Galloway, and filed of record in in Instrument No. 20160908-0094322, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4329 Little Marrowbone Rd., Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4329 Little Marrowbone Road, Nashville, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

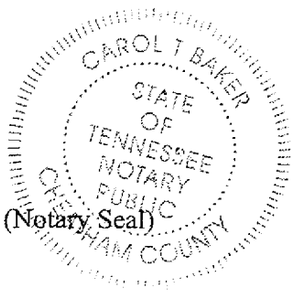
Dated this the 26th day of April, 2019.

Margie Gunter Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margie Gunter Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of April, 2019.



(Notary Seal)

Notary Public
My Commission Expires: 3/31/24

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201904300039834