WARRANTY DEED

Karen Johnson Davidson County
Batch# 231566 DEEDWARR
05/17/2019 11:33:10 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20190517-0046745

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$264,000.00

Affiant

Subscribed and sworn to before me this 17 day of May

Notary Public
My Commission expires: 8-21-2022
(Affix Seal)

MARIA LIGGIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Connie I. Kolosey	SAME	034-14-0A-030.00CO
736 Maylene Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Advanta IRA Services, LLC FBO Ralph B. Watkins IRA #8003844 as to 40%, Advanta IRA Services, LLC FBO Kristen W. Watkins IRA #8003843 as to 40%,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Connie I. Kolosey, a single person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument Number 20091231-0118971, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Advanta IRA Services, LLC FBO Ralph B. Watkins IRA #8003844 as to 40%, Advanta IRA Services, LLC FBO Kristen W. Watkins IRA #8003843 as to 40%, Ralph Watkins and Kristen Watkins as to 20% , from M. R. Stokes, by deed on March 1, 2019, of record in Instrument Number 20190307-0020946, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20091231-00118971, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20100331-0024184; and Instrument Number 20080507-0047106, Register's Office for Davidson County, Tennessee.
- Easement as set forth in instrument recorded in Book 4854, page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **736 Maylene Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

PH

WITNESS our hands this 16 day of May, 2019.

Advanta IRA Services, LLC FBO Ralph B. Watkins
IRA #8003844

By Paul Hutchings, Authorized Signatory

Advanta IRA Services, LLC FBO Kristen W. Watkins
IRA #8003843

By Paul Hutchings, Authorized Signatory

STATE OF Florida

COUNTY OF Pinellas

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared Paul Hutchings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized signatory of Advanta IRA Services, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as authorized signatory.

WITNESS my hand and Official Seal at office this 16 day of May, 2019

My Commission Expires: 3/9/22

NOTARY PUBLIC

Notary Public State of Florida
Nicole Lobmaster
My Commission GG 160047
Expires 03/09/2022