Karen Johnson Davidson County
Batch# 262294 DEEDWARR
07/25/2019 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $259.00
20190725-0073283

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $70,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of July, 2019.

NOTARY PUBLIC

My commission expires: 4-22-23

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Tim Watkins Revocable Trust	New Owner	05303032200
(NAME)	(NAME)	
3009 Dunedin Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $70,000.00 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,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tim Watkins, Trustee of The Tim Watkins Revocable Trust**, 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:

Legal Description Attached "Exhibit A"

This property is **improved** property known as: 1511 Debow Street, Old Hickory, TN 37138.

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 19th day of July, 2019.

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

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

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of July, 2019, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Linda L. Wauford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George R. Wauford, as evidenced by Power of Attorney of record as Instrument No. 20190717-0070018, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of George R. Wauford.

Witness my hand and official seal, this the 19th day of July, 2019.

Notary Public
My Commission Expires: 4-22-23

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

EXHIBIT "A"

Tract 1:

Being Lot No. 212, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 66, in Register's Office for Davidson County, Tenne11see; located on north-east corner of intersection of Debow and Sixteenth Streets, containing O.O9 acres, more or less;

SUBJECT to and/or reserving one (1) permanent easement 2.5 feet wide for utilities and one (1) special easement 6.8 feet wide for electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly re-served to the GRANTOR. If special easement is abandoned for the purpose for which the same has been dedicated, all rights there-under will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Thresa N. Wauford by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, of record in Book 1787, Page 156, Register's Office for Davidson County, Tennessee. The said Theresa N. Wauford having since died. See also Affidavit of Heirship dated May 9, 2015 and recorded as Instrument No. 20150528-0048931 showing Theresa Wauford died intestate leaving George R. Wauford as her only heir-at-law.

Tract 2:

Being a Part of Lot No. 212-206, Section "C", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, in Register's Office for Davidson County, Tennessee; being the easterly Part of Lot No. 212-206, Section "C", said part being the same as Lot No. 206, Section "C", as shown on plan recorded July 16, 1948, in Book 1424, page 66, reference hereto made for legal description only, containing 0.09.acres, more or less;

Subject to and/or reserving one (1) permanent easement 10 feet wide, more or less, for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The above described property abuts on Dodson Street as shown on said Plan of Section "C" on the westerly margin thereof.

The easement reserved by the Plan of Section "D", Book 1424, page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 1424, page 66, R.O.D.C., Tennessee, having been altered by instruments executed by all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, page 281 and page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street .from a public street to a private driveway, this conveyance of Part of Lot 212- 206 in Section "C is being made subject to an easement in Dodson Street for private road and public utilities only.

Being the same property conveyed to Thresa N. Wauford by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, of record in Book 2087, Page 606, Register's Office for Davidson County, Tennessee. The said Theresa N. Wauford having since died. See also Affidavit of Heirship dated May 9, 2015 and recorded as Instrument No. 20150528-0048931 showing Theresa Wauford died intestate leaving George R. Wauford as her only heir-at-law.

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 TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)