Karen Johnson Davidson County
Batch# 272666 DEEDWARR
08/16/2019 10:28:51 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20190816-0082129

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

File # 14096

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of Aug 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zachary Gray Ellsworth	InterLinc Mortgage	108 16 0 154.00
(NAME)	(NAME)	
3268 Priest Woods Dr.	10613 W Sam Houston Pkwy N. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christina Irene Watkins, now known as Christina Watkins Culpepper, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Gray Ellsworth, unmarried man**, 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:

Landin Davidson County, Tennessee, known as Lot 13B, Percy Priest Woods, as of record in Book 5200, page 607, Register's Office for Davidson County, Tennessee, and described according to a survey of Stanford and Associates, dated August 24, 1983, as follows:

Beginning at a point in the southerly boundary of Pleasant View Drive, at the common Boundary of Lots 12 and 13, Percy Priest Woods; thence, following said boundary of said road in a westerly direction 80 feet to a point; thence, around a curve in a southwesterly direction 25 feet to a point; thence, along the easterly boundary of Priest Woods Drive in a southerly direction 30.2 feet to a point; thence, in an easterly direction 105 feet to a point in the westerly boundary of Lot 12; thence, in a northerly direction 55.2 feet to the point of beginning.

Being the same property conveyed to Christina Irene Watkins, unmarried by Warranty Deed from Charles Scott and Stephanie Perry n/k/a Stephanie Scott dated October 6, 2006 and recorded October 12, 2006 in Instrument No. 20061012-0126682, in said Register's Office for Davidson County, Tennessee.

John R. Culpepper, II joins in the execution of this deed to convey any interest he might have in the above described property, particularly any marital interest.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3268 Priest Woods Dr., Nashville, TN 37214

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

File Number: FND-1907813SSO

Witness our hands this 14 day of August, 2019

Christina Irene Watkins
Christina Watkins Culpepper
Christina Irene Watkins, now known as
Christina Watkins Culpepper

John R Culpepper II
John R. Culpepper, II

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christina Irene Watkins, now known as Christina Watkins Culpepper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John R. Culpepper, II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: FND-1907813SSO