(1)

Karen Johnson Davidson County
Batch# 292860 DEEDWARR
09/30/2019 08:39:41 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20190930-0098895

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Allyson M. Cantrell
Affiant

Subscribed and sworn to before me this 27th day of September, 2019.

Georgette R Kennedy
Notary Public
My commission expires: 03-08-21

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

Address of New Owner:	Send Tax Bills to:	Tax Information
Candice Watkins 4808 B Michigan Avenue Nashville, TN 37209	Churchill Mortgage 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	091-07-0-404

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul R. Solans and Allyson K. Clark, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Candice Watkins, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 717 of Block 108 on the Plan of No. 1 Plan of West Nashville of record in Flat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allyson K. Clark and Paul R. Solans, wife and husband by deed from Eugene Nelson of record in Instrument No 20151029-0109916 Register's Office for Williamson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of _No 1 Plan of West Nashville of record in Plat Book 57 Page 74 and 75 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4808B Michigan Avenue, Nashville, TN 37209

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of September, 2019.

Paul R. Solans

Allyson K. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of September, 2019, before me personally appeared Paul R Solans and Allyson K Clark, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2019.

Notary Signature
My commission expires: 2/12/23

