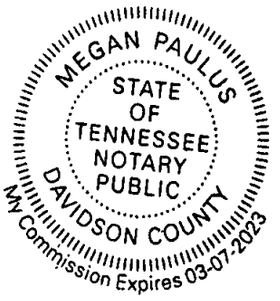
WARRANTY DEED  	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019. Notary Public MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Harkins 708 45th Avenue N. Nashville, TN 37209	new owner	091-12-0-063.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **Candice M. Watkins, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Harkins, unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.(s) 85 and 87 of Block 60 on the Plan of No. 1, West Nashville of record in Plat Book 57, Page (S) 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 Candice M. Watkins, a single woman by Warranty Deed from Lauren E. Swift, married, dated 05/06/2016, and Recorded 05/19/2016 of record in Deed Instrument 201605190049975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 708 45th Avenue N., 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 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.

Karen Johnson Davidson County
Batch# 294386 **DEEDWARR**
10/01/2019 03:47:15 PM 2 pgs
Fees: $13.00 Taxes: $1,304.25



20191001-0100210

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CR-19-704

Witness my/our hand(s) this the 27th day of September, 2019.

Candice M. Watkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Candice M. Watkins with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of September, 2019.

Notary Public

My Commission Expires: 3/7/2027

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County