Name and Address of New Owner:
Erin N. Watkins
317 Schoolhouse Court, Antioch, Tennessee, 37013

Send Tax Bills To:
Erin N. Watkins
317 Schoolhouse Court, Antioch, Tennessee, 37013

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 324744 DEEDWARR
12/04/2019 11:33:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20191204-0125007

Map & Parcel No: 150150-B01700-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tristan Lane**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erin N. Watkins, a single woman** , "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follow, to-wit:

Being Lot No. 17 on the Plan of Edison Park, of record in Instrument No 20060726-0090090, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tristan Lane by Warranty Deed from Jose Antonio Tapia Macias and wife, Maria Del Carmen De La Rosa recorded July 22, 2019, of record in Instrument No. 20190722-0071737, in Register's office of Davidson County, Tennessee.

Being the same property conveyed to Jose Antonio Tapia Macias and wife, Maria Del Carmen De La Rosa, by Warrant Deed from Infinity Home Builders, a Tennessee General Partnership dated 07/18/2019 and recorded May 08, 2012, of record in Instrument No. 20120508-0039639, in Register's Office of Davidson County, Tennessee.

This is improved property known as 317 Schoolhouse Court, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of November, 2019.

Tristan Lane (SEAL)
Tristan Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2019, before me personally appeared Tristan Lane, 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 18th day of November, 2019.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this 18th day of November, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-740

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19