This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5450

Karen Johnson Davidson County
Batch# 336063 DEEDWARR
12/30/2019 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $224.96
20191230-0134403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,800.00.

Affiant

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

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

Notary Public
My Commission Expires: 9-26-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Colin Watts 4005 Ames Dr Nashville, TN 37218	Hometown Lenders Inc. 310 The Bridge Street 4th Floor Ste. A Huntsville, AL 35806	059-10-0-124

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I, **Catherine D. Watts**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Colin Watts, single man**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Two, Haynes Estates of record in Plat Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 fronts 75.5 feet on the Westerly side of Ames Drive and runs back between lines 99.8 feet on the Northerly line and 107.90 feet on the Southerly line to a line in the rear on which it measures 140.05 feet, being a broken line.

Being the same property conveyed to Bobby Watts and wife, Catherine D. Watts by Warranty deed from William Terrell, Jr. and wife, Annie Belle W. Terrell of record in Book 4613, page 773, Register's Office for Davidson County, Tennessee, dated June 26, 1972 and recorded on June 27, 1972. Also being the same property conveyed to Colin Wade Watts by Quitclaim deed from Bobby Watts of record in Instrument No. 20081217-0120923 Register's Office for Davidson County, Tennessee, dated December 10, 2008 and recorded on December 17, 2008. And further being the same property conveyed to Catherine D. Watts by Quitclaim deed from Colin Watts of record in Instrument No. 20130118-0006451 Register's Office for Davidson County, Tennessee, dated October 03, 2012 and recorded on January 18, 2013.

Bobby Watts having passed on November 3, 2009 leaving Catherine D. Watts as sole tenant in entirety.

This is improved property located at: **4005 Ames Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2019.

GRANTOR:

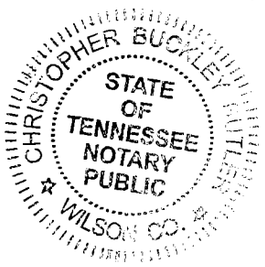
Catherine D. Watts

Catherine D. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Catherine D. Watts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of December, 2019.



C Buckley Butler

Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

