Karen Johnson Davidson County
Batch# 350216 DEEDWARR
01/29/2020 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200129-0010628

Name and Address of New Owner:
George R. Watts and Deatra Watts
204 Ivy Hill Lane
Goodlettsville, TN 37072

Send Tax Bills To:
Regions Bank d/b/a/ Regions Mortgage
2050 Parkway Office Circle, RCN-6, Mail Code: ALBH40602B
Birmingham, AL 35244

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

Map & Parcel No: 033-03-0B-077.00-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, **Yolonda Braden, An Unmarried Woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George R. Watts, Jr and Deatra J. F. Watts, Husband and Wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Dry Creek Farms, Phase 2, Section 2 of record on Instrument No. 20050825-0101280, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Yolonda Braden, an unmarried woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on July 11, 2006, of Instrument No. 20060711-0082788, in the Register's Office for Davidson County, Tennessee.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20050825-0101280, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031001-0145053, 20080611-0060336 and 20191126-0121914, in the said Register's Office.

This is improved property known as 204 Ivy Hill Lane, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 28th day of January, 2020.

Yolonda Braden (SEAL)
Yolonda Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2020, before me personally appeared Yolonda Braden, 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 28th day of January, 2020.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Signature
My commission expires: 7-6-20

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 $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of January, 2020.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11/08/2022
File No. 2020-891

202001290010628

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21