STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $129,500.00

Affiant

Subscribed and sworn to before me, this 31 day of January 2020.

Notary Public

My commission expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 354033 **DEEDWARR**
02/05/2020 12:34:04 PM 3 pgs
Fees: $18.00 Taxes: $479.15

20200205-0013485

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Music City Financial LLC** | New Owner | **09316005800** |
| 7703 N. Lamar Blvd., Ste. 205 | | |
| Austin, TX 78752 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Deana Watson, Sebastian Watson, Charles Watson, James Moore, and Leatha Moore**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Music City Financial, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 90 on the Plan of Maury and Claiborne's Addition to Nashville of record in Plat Book 21, Page 84 and 85, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Potter, unmarried and Emma D. Watson, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Commercial Credit Plan, Incorporated, dated October 20, 1997, of record in Record Book 10655, page 970, Register's Office for Davidson County, Tennessee. Emma D. Watson died August 30, 2011, leaving Charles E. Potter the sole surviving tenant. Charles E. Potter died intestate February 15, 2018, leaving Deana Watson, Sabastian Watson, Charles Watson, and Jerame Watson as his sole heirs-at-law as evidenced by Affidavits of Heirship of record in Instrument No. 20200205-0013481, and Instrument No. 20200205-0013482, Register's Office for Davidson County, Tennessee. Jerame Watson died intestate on June 26, 2018, leaving Deana Watson, Sabastian Watson, Charles Watson, Leatha Moore, and James Moore as his sole heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument No. 20200205-0013483, and Instrument No. 20200205-0013484, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-P-20-115

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 115 Claiborne Street, Nashville, TN 37210.

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 in 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.

Deana watson Date: 1/29/20
~~Deanna~~ Watson
Deanq

Date: 1/29/20
~~Sebastian~~ Watson

Charles S. Watson SR Date: 1/29/20
Charles Watson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ~~Deanna~~ Deanq Watson, Sebastian Watson, Charles Watson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH day of JANUARY, 2020.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

James Moore Date: 1/30/2020
James Moore

Leatha Moore Date: 1-30-2020
Leatha Moore

STATE OF Alabama

COUNTY OF Limestone

Personally appeared before me, a Notary Public of said County and State, James Moore and Leatha Moore, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2020.

REBECCA MITCHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

Rebecca Mitchell
NOTARY PUBLIC
My Commission Expires 03/01/2023

My Commission Expires:_____