Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1096

This instrument was prepared from information supplied by the parties without the benefit of a title search or title insurance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fitzroy D. Bullock, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **DeAnn Bullock Watkins, and husband, Marc Watkins**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 335 on the Plan of Bradford Hills, Section Three, of record in Book 7900, Page 6 and Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fitzroy D. Bullock by Quitclaim Deed from Yvonne M. Bullock, dated March 21, 2002 of record in Instrument Number 20020402-0039859, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1417 Woodfield Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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# 368007 DEEDWARR
03/05/2020 11:25:11 AM 2 pgs
Fees: $13.00 Taxes: $925.00



20200305-0024819

WITNESS THE EXECUTION HEREOF this 4th day of March, 2020.

Fitzroy D. Bullock

State of Tennessee)
County of Davidson)

On this 4th day of March, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Fitzroy D. Bullock, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of March, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NEW OWNER:
DeAnn Bullock Watkins
Marc Watkins
1090 Millwood Court
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT
owner

TAX MAP-PARCEL #:
172-12-0-B-23.00CO