This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $90,000.00.

Affiant

Subscribed and sworn before me this the 6th day of March, 2020.

Notary Public
My commission expires: 1/24/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gregg Garner	New Owner	064-05-0 055.00
4013 Cumberland Ave		064-05-0 067.00
Old Hickory, TN 37138		064-05-0 068.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIM WATIKINS, TRUSTEE OF THE TIM WATKINS REVOCABLE TRUST, DATED JUNE 5, 2019**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GREGG GARNER**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 11, of Block "F" in the Subdivision of the Hulme (incorrectly spelled "Hulume" on previous deed) Farm, known as Hadley Bend City, a plat of which subdivision being filed for record March 13, 1918 and of record in Book 421, Page 120, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061236, said Register's Office.

Also being the same property conveyed to Tim Watkins by deed from George R. Wauford and wife, Linda Wauford, dated 10/12/2018, of record in Instrument No. 20181016-0102210, said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Lot 17 in Block A on the plat of the Subdivision of the Hadley's Bend City, in the fourth Civil District, of record in Book 421, Page 120, Registers Office for said County and described as follows:

Said lot fronts 25 feet on the easterly side of Broadway and runs back between parallel lines 110 feet to a deadline on the rear which abuts the Railroad right-of way.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061237, said Register's Office.

Also being the same property conveyed to Tim Watkins by deed from George R. Wauford and wife, Linda Wauford, dated 10/12/2018, of record in Instrument No. 20181016-0102209, said Register's Office.

TRACT 3:
Land in Davidson County, Tennessee, being Lot 18, Block "A", Hadley's Bend City, of record in Plat 421, page 120, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made to said plat for a more complete description.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061238, said Register's Office.

Also being the same property conveyed to Tim Watkins by deed from George R. Wauford and wife, Linda Wauford, dated 10/12/2018, of record in Instrument No. 20181016-0102206, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS Broadway Street, Lots 11, 17, 18, Old Hickory, TN 37138.

Karen Johnson Davidson County
Batch# 369896 DEEDWARR
03/10/2020 09:46:49 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20200310-0026660

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 6th day of March, 2020.

TIM WATKINS, TRUSTEE OF THE TIM WATKINS REVOCABLE TRUST, DATED JUNE 5, 2019

Tim Watkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Tim Watkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **Tim Watkins** such Trustee.

Witness my hand and official seal this 4th day of March, 2020.

My commission expires 9-6-22.

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY