NEW OWNER:

DAVID C. WATKINS, JR.
KAREN R. WATKINS
6060 Vanderbilt Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL NO. 095-04-0-051.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 20-0088

Karen Johnson Davidson County
Batch# 372864 **DEEDWARR**
03/16/2020 10:58:58 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00



20200316-0028724

D E E D

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND and 00/100 DOLLARS ($850,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **BLUEWATER PROPERTIES, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DAVID C. WATKINS, JR. and wife, KAREN R. WATKINS**, as tenants by the entirety ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 15th Councilmanic District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 2539 Lebanon Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed, subject to existing leases.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 11 day of March, 2020.

BLUEWATER PROPERTIES, LLC
A Tennessee limited liability company

By: Candace Ursery
CANDACE URSERY, Member

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CANDACE URSERY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **MEMBER** of **BLUEWATER PROPERTIES, LLC**, the within-named bargainor, and as such authorized member being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 11 day of March, 2020.

NOTARY PUBLIC

ROBIN M. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My commission expires: 9/13/21

****

The actual consideration or value, whichever is greater, for this transfer is **$ 850,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 11 day of March, 2020.

NOTARY PUBLIC

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 1/13/2021

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the 15th Council District of **Davidson** County, Tennessee, being generally located south of and adjacent to Lebanon Pike, north of Crossfield Drive and east of McGavock Pike, and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right -of-way of Lebanon Pike (70-foot right-of-way), being the northeast corner of the William Brown Property (DB-201509300099142), said rod also having Tennessee State Plane Coordinates of Northing 669131.08, Easting 1768846.81;

Thence, leaving said Brown property and with said right-of-way North 82 degrees 10 minutes 29 seconds East for a distance of 100.00 feet to an iron rod (new), being the northwest corner of the Michael Petty property (RD-20060412 0042242);

Thence, leaving said right-of-way and with the west line of said Petty property, South 04 degrees 00 minutes 55 seconds East for a distance of 222.19 feet to an iron rod (new) in the northerly line of the Holy Rosary Catholic Church (20050214 0016223);

Thence, leaving said Petty property and with said Church property, South 85 degrees 43 minutes 17 seconds West for a distance of 100.00 feet to an iron rod (new), being the southeast corner of the said Brown property;

Thence, leaving said Church property and with the east line of said Brown property North 03 degrees 57 minutes 25 seconds West for a distance of 216.00 feet to the Point of Beginning. Subject tract contains 21,888 square feet or 0.502 acres, more or less. Described according to a survey by Clint T. Elliott, Registered Land Surveying, G. Scott Carter, TRLS# 2391, dated Nov. 10, 2016.

Being the same property conveyed to **BLUEWATER PROPERTIES, LLC, a Tennessee limited liability company**, by General Warranty Deed from Keith Varner, Trustee of the Carlene C. Elrod Trust, dated November 14, 2016, of record in Instrument No. 20161117-0121142, in the Register's Office for Davidson County, Tennessee.