Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 463133 **DEEDWARR**
08/25/2020 09:44:31 AM 2 pgs
Fees: $13.00 Taxes: $980.13

20200825-0095941

B-ELAM-20-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/20/2021
(AFFIX SEAL)

MICHELE HALL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lazarus Brown and Kathleen C. Smits	First National Bank of Middle TN	
(NAME)	(NAME)	
1804 Sea Oats Cove	1608 Williams Dr. Ste 301	**052-08-0A-191.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LATORSHIA M. WATKINS AND HUSBAND, ROBIN L. WATKINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAZARUS BROWN, A SINGLE PERSON AND KATHLEEN C. SMITS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 191 on the Plan of Heron Walk, Phase ONe, Section Two of record in Plat Book 9700, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Latorshia M. Hundley by Warranty deed from Jeffrey Bethea and wife, Katrina Bethea of record in Instrument No. 20031209-0176229 Register's Office for Davidson County, Tennessee, dated November 26, 2003 and recorded on December 09, 2003.

Being the same property conveyed to Latorshia M. Watkins and husband Robin L. Watkins by Quitclaim deed from Latorshia M. Watkins, a married woman of record in Instrument No. 20070322-0034638 Register's Office for Davidson County, Tennessee, dated February 15, 2007 and recorded on March 22, 2007 and re-recorded on June 06, 2007 of record in Instrument No. 20070606-0067940.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 483, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10095, Page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of Heron Walk Homeowner's Association Inc. of record in Book 10170, Page 124, in the Register's Office for Davidson County, Tennessee.
- Charter of Heron Walk Homeowner's Association of record in Book 10125, Page 449, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument No. 20150423-0036546 and Instrument No. 20150423-0036552, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 Sea Oats Cove, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2020.

Latorshia M. Watkins

Latorshia M. Watkins

Robin L. Watkins

Robin L. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATORSHIA M. WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2020.

William E. Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN L. WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2020.

William E. Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Nashville, TN 37212