THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 517058 **DEEDWARR**
11/16/2020 01:01:37 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75
20201116-0134971

ADDRESS NEW OWNER
Timothy Watkins
3016 Bromley Way
Antioch, TN 37013

SEND TAX BILLS
New Owner

MAP-PARCEL:

149-15-0A-362.00-CO

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Milton Harlan and Deborah Harlan,** husband and wife , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy D. Watkins and Kayana N. Corley,** 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. 133 on the Plan of Phase Four, Cambridge Forest subdivision of record in Plat at Instrument No. 20020813-0098017, 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 Milton R. Harlan and Deborah F. Harlan, husband and wife by Warranty deed from Jim McLean, Jr. and Vickie Carroll McLean, husband and wife of record in Instrument No. 20160819-0087041 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 19,2016.

Being also known as 3016 Bromley Way Antioch, Tennessee 37013.

This conveyance is subject to (a) ail restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters reference in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3016 Bromley Way Antioch. TN 37013.**

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 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 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.

Witness our hands this 30th day of October, 2020.

Milton Harlan

Deborah Harlan

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Milton R. Harlan and Deborah F. Harlan, husband and wife, the bargainor(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 and official seal this 30th day of October, 2020.

NOTARY PUBLIC

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $287,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County