WARRANTY DEED

Karen Johnson Davidson County
Batch# 628214 **DEEDWARR**
05/04/2021 09:44:22 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20210504-0059468

W-SB-RG-21-111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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

Prepared by:
Record and Return To:
Chapman and Rose, PLLC
10 Burton Hills Blvd., Suite 190
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Preston Thomas Watkins and Steven David Watkins	new owner	
(NAME)	(NAME)	**142-15-0C-111.00-CO**
111 Hicks Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **ANN F. HARTSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTON THOMAS WATKINS AND STEVEN DAVID WATKINS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit 111, on the Plan of Breckenridge a Condominium, as described in Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Plat Book 6808, Page 45, amended in Book 7020, page 848in the Register's Office for Davidson County, Tennessee, along with an undivided interest in the Common Elements as specified therein, and subject to all terms covenants and conditions et forth in such Master Deed to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ann F. Hartson, an unmarried woman by Warranty Deed from Marilyn Raines of record in Instrument No. 20160912-0095404 Register's Office for Davidson County, Tennessee, dated September 07, 2016 and recorded on September 12, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Breckenridge Condominium of record in Book 6808, Page 45 as amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee.
- Charter of Breckenridge Condominium Homeowner's Association of record in Book 6870, Page 628, Book 7798, Page 415 and Book 8276, Page 481, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utilities District of record in Book 10160, Page 83, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement for the purpose of installation of server of record in Book 7104, Page 503, 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: **111 Hicks Rd, Nashville, Tennessee 37221**.

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 30th DAY OF APRIL, 2021.

Ann F. Hartson by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANN F. HARTSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ANN F. HARTSON.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212