PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 689541 **DEEDWARR**
08/03/2021 03:10:21 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20210803-0104467

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61980
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Alexander Watson 701 Branch Creek Road Nashville, TN 37209	F & M Bank, ISAOA/ATIMA PO Box 451 Clarksville, TN 37041

TAX MAP PARCEL NUMBERS: 10306020400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$645,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David T. Watson, Jr.**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Alexander Watson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brookside Courts Addition No. 3, of record in Book 1835, page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel S. Pettus, unmarried and Alison West, unmarried, as tenants in common with right of survivorship by Warranty Deed from Todd Ramey and Laura Ramey, husband and wife, dated April 18, 2013 and recorded on April 19, 2013, of record in Instrument No. 20130419-0039144, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 21, 2017, recorded September 29, 2017, of record in Instrument No. 20170929-0100106, said Register's Office, subject property was conveyed to Daniel Scott Pettus and Alison West Pettus, husband and wife.
AND
Being the same property conveyed to David T. Watson, Jr. married, by Warranty Deed from Daniel Scott Pettus and Alison West Pettus, husband and wife, dated May 14, 2021 and recorded on May 17, 2021, of record in Instrument No. 20210517-0066450, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 1835, page 107, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Branch Creek Road and Stoneyway Trail, and 10 and 15 foot easement for public utility purposes along the westerly line of said lot; AND, a 10 foot easement for sewer along the southerly portion of said lot.

This is improved property, known as 701 Branch Creek Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2021.

David T. Watson, Jr.

State of Tennessee

County of Davidson

On this 30th day of July, 2021, before me the undersigned authority, personally appeared David T. Watson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $645,000.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2021.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024