Re-record in correct County

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006~~. 1-27-07

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	Map 92-6/ Parcel 507
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Transcapital & Leasing, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leland D. Watts, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the map of Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19, on the Boyd McNairy Tract, of record in Book 57, page 121, Register's Office for said County. Said Lot No. 79 fronts 36 feet on the northerly side of Hamilton Street and runs back between parallel lines, along the easterly margin of the unnamed street, 106 feet to an alley.

Being the same property conveyed to HomeComings Financial Network, a corporation, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20030103-0001346. Being the same property conveyed to Scott Hudgens by Special Warranty Deed from HomeComings Financial Network, of record in Instrument Number 20030521-0069106, said Register's Office. Being the same property conveyed to Trancapital & Leasing, LLC, a Tennessee limited liability company, from Scott Hudgens by Quitclaim Deed of record in Instrument Number 20030528-0071628, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) The Plan of record in Book 57, page 121, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

unimproved ☐

This is improved ☒ property, known as 2706 Booker St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of December, 2003.

Davidson County DEEDWARR
Recvd: 01/12/04 10:03 2pgs
Fees:12.00 Taxes:0.00

20040112-0004362

Transcapital & Leasing, LLC

By: D Hudgens - MEMBER

David Hudgens, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared David Hudgens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member, of Transcapital & Leasing, LLC, the within named bargainor, a limited liability

company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said David Hudgens as such Member.

Witness my hand and official seal at Franklin, Tennessee this 30th day of December, 2003.

Commission expires: January 25, 2006

Melanie D. Harris — Notary Public



BK/PG:3111/33-34

03594825

DEED	
12/30/2003	03:31 PM
BATCH	10111
MTG TAX	0.00
TRN TAX	70.30
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	83.30

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS