WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/05 15:32 2 pgs
Fees:13.00 Taxes:153.55
20050304-0024441

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Capital Journey, 201 Thompson Lane, Suite 200, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	Leland D. Watts	50-10-A/2
(NAME)	(NAME)	
2819 Gallatin Road	2819 Gallatin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, I, **JAMES ROBERTS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LELAND D. WATTS,** HEREINAFTER CALLED THE GRANTEE, HIS 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 UNIT NO. 2, LOT NO. 29 ON THE CONDOMINIUM SITE PLAN OF PHASE 1, LOTS 2-7, 29-34, SECTION ONE, CHESAPEAKE HOMES, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6027, PAGE 860, RE-RECORDED IN BOOK 6072, PAGE 207, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 5800, PATE 155, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES ROBERTS, MARRIED, BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT # 20050207-0014337, SAID REGISTER'S OFFICE.

SUBJECT TO ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, CONDITIONS AND COVENANTS IN VIEW AND OF RECORD.

unimproved ☐

This is improved ☒ property, known as 3506 Chesapeake Dr., Nashville, TN 37207

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1st day of March, 2005.

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2005.

SARAH EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Sarah Evans

Notary Public