FILE BOX 45

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2005.

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 05/02/05 16:20 2 pgs
Fees:13.00 Taxes:96.20

20050502-0048824

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

F-3014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	Leland A. Watts	081-10-0-069.00
(NAME)	(NAME)	
6744 Quiet Lane	2605 Delk Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, ABN AMRO Mortgage Group, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D. Watts,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 18 on the Plan of Section One, Normal Heights of record in Book 2331, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ABN AMRO Mortgage Group, Inc. by Substitute Trustee's Deed dated December 21, 2004, of record in Instrument No. 20041230-0154531, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

For authorization to execute this instrument, please see attached Power of Attorney as exhibit "A".

unimproved ☐

This is improved ■ property, known as 2605 Delk Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Leland D. Watts and his/her/their assigns, forever.

Said ABN AMRO Mortgage Group, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said ABN AMRO Mortgage Group, Inc., has executed this deed this 20th day of April, 19 2005.

ABN AMRO Mortgage Group, Inc.
BY Brighton Real Estate Services, LLC
Attorney in Fact

By: Susan Lyle
Its: Susan Lyle

STATE OF UTAH
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Susan Pyle, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Manager of Brighton Real Estate Services, the Attorney in Fact of said ABN AMRO Mortgage Group, Inc., the within named bargainor, and that he/she as such manager, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in DAVIDSON, Register's Office for County, Tennessee., recorded simultaneously herewith.

Witness my hand and Notarial Seal this 19th day of April, 2005

Notary Public

My Commission Expires: _____

Notary Public
RAMONA ROPER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
June 9, 2007
State of Utah

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027