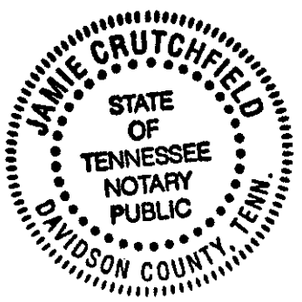
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/31/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	Map 133-16-A
(NAME) 2819 Gallatin Road	(NAME)	Parcel 131
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **M. BRUCE HIRSCH AND WIFE, RAE S. HIRSCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LELAND D. WATTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit K-7 of Harding Glen Condominiums (formerly known as Barcelona Condominiums) created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, 9723, page 68, Book 11509, page 966 and Instrument #20010329-0030288, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to M. Bruce Hirsch and wife, Rae S. Hirsch, by deed from Barcelona Associates, a joint venture, of record in Book 6467, page 511, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing in the Master Deed and bylaws of record in Book 6400, page 801, as amended in Book 9397, page 814, Book 9723, page 68, Book 11509, page 966 and Instrument #20010329-0030288, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 270 Tampa Drive Unit K-7, Nashville, Tennessee 37211

(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.

Davidson County DEEDWARR
Recvd: 03/02/07 14:30 2 pgs
Fees:13.00 Taxes:85.10

20070302-0026099

FILE BOX 45

Witness our hands this 22ND day of February, 2007.

M. Bruce Hirsch

Rae S. Hirsch

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 M. Bruce Hirsch and Rae S. Hirsch, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of February, 2007.

Commission expires:

KEITH D. [illegible] NOTARY PUBLIC Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public