WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jerry Wimberly	New Owner	Parcel ID:
P.O. Box 1751		133160A16600-CO
Spring Hill, TN 37174		

FOR AND IN 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

Leland D. Watts, married,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jerry Wimberly, unmarried
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:

BEING Unit No. M-30 on the Plan of Harding Glen Condominiums (formerly Barcelona Condominiums), created under Title 66, Chapter 27, Section 101, et seq., and amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6400, page 801, amended in Book 11590, page 965, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married, by Warranty Deed from Betty Sue Warner, of record in Instrument 20050601-0061566, said Register's Office.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plan of record in Book 6400, page 801; and Book 11590, page 965, (3) Restrictive Covenants of record in Book 6400, page 801; Book 9397, page 814; Book 11509, page 965; Book 6400, page 844; Book 9723, page 68; and Book 11509, page 966, said Register's Office; and (4) Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, said Register's Office.

Power of Attorney of record in Instrument 20050928-0116272, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead; dower or other marital interest as contemplatedbby T.C.A. 26-2-307 or other similar statute.
This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 270 Tampa Drive, #M-30, Nashville, TN 37211

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 10th day of July, 2009.

Leland D. Watts
Leland D. Watts
by Patricia Nuckols
Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20090047267 DEEDWARR
Recvd: 07/14/09 12:50 2 pgs
Fees: 13.00 Taxes: 77.70



20090714-0065819

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 Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leland D. Watts as his Attorney in Fact, as the free act and deed of the within named Leland D. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2009.

My Commission Expires: 11-22-10

Notary Public

