WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025903 DEEDWARR
Recvd: 04/30/10 11:04 2 pgs
Fees:13.00 Taxes:203.50
20100430-0032996

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $55,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2010

Notary Public
My Commission expires: 11/7/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Leland D. Watts	SAME	081-11-0-280.00
2819 Gallatin Road		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 1610 17th Avenue Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leland D. Watts, married**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly one-half of Lot No. 375 on the plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 375 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to The 1610 17th Avenue Trust, First Jordan, LLC, as Trustee, by deed from Albert B. Morris, on March 30, 2010, of record in Instrument Number 20100330-0023752, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 413, Register's Office Davidson County, Tennessee.

This is improved property known as: **1610 17th Avenue North, Nashville, TN 37081**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 6, 2010.

First Jordan, LLC, as Trustee of the 1610 17th Avenue Trust

By Dan Lain

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Managing Member of First Jordan, LLC, as Trustee of The 1610 17th Avenue Trust, the within named bargainer, and that he/she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this 16th day of April, 2010.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY