WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110074138 DEEDWARR
Recvd: 11/23/11 09:15 2 pgs
Fees: 13.00 Taxes: 177.60
20111123-0091648

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2011.

Diane R. Gregory
Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2011~~ 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TEN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Leland Watts	Leland Watts	05905026700
(NAME)	(NAME)	
2819 Gallatin Rd.	2819 Gallatin Rd.	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SHR Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LELAND WATTS** *D. , HEREINAFTER CALLED THE GRANTEE, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **married

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 272 on the Plan of Buena Vista Estate, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to SHR Properties, LLC by Cash Deed for Tennessee from The Secretary of Housing and Urban Development which deed is recorded as Instrument No. 20111121-0091003 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF BUENA VISTA ESTATE, SECTION 6, OF RECORD IN BOOK 4460, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 4620, PAGE 147; BOOK 4620, PAGE 866; BOOK 4267, PAGE 806; BOOK 4268, PAGE 127; BOOK 4322, PAGE 216; BOOK 4435, PAGE 90; BOOK 4435, PAGE 92; BOOK 4480, PAGE 331; BOOK 4484, PAGE 533; BOOK 4512, PAGE 694; BOOK 4668, PAGE 223 AND BOOK 4673, PAGE 630, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3040 Vistavalley Ct., Nashville, TN 37218
(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, heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 18th day of November, 2011.

SHR PROPERTIES, LLC

By:_____
Greg K. Self
Administrative Member

By:_____
John L. Hickman
Administrative Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Greg K. Self and *, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Admin. Members of **SHR Properties, LLC**, the within named bargainor, a limited liability company, and that they as such Admin. Members being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by themselves as such Administrative Members * John L. Hickman

WITNESS my hand and seal this 18th day of November, 2011.

My Commission Expires:
March 03, 2014

_____
Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115