Box 13
#16861

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 17th DAY OF FEBRUARY, 2012.

Notary Public
My Commission Expires:_____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
M.A. Young, Trustee, L W Property Trust P.O. Box 120726 Nashville, TN. 37212	NEW OWNER	#09316042300

BILL GARRETT, Davidson County
Trans:T20120026014 DEEDWARR
Recvd: 04/10/12 10:17 2 pgs
Fees:13.00 Taxes:240.50
20120410-0030535

WARRANTY DEED

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, I Leland D. Watts, married, hereinafter referred to as GRANTORS, has bargained and sold, and by these presents do transfer and convey unto M.A. Young, Trustee, L W Property Trust hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING 30 feet of the west side of Lot No. 5 on the Plan of Block "F", Hermitage Addition to Nashville, of record in Book 57, Page 43, 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. 5 fronts 30 feet on the south side of Robertson Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Leland D. Watts, married, by deed from The 83 Robertson Street Trust, L&O Farms, LLC, as Trustee, of record in Instrument 20100114-0003501, said Register's Office.

This conveyance is subject to: (1) 2012 Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 57, Page 43, 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 contemplated by T.C.A. 26-2-307 or other similar statute.

The street address of the Real Property is: 83 Robertson Street – Nashville, TN. 37210, ___ Unimproved/ X Improved real property.

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 and 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 21st day of February, 2012.

GRANTORS

Leland D. Watts

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 Leland D. Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2012.

My Commission Expires: 2-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.