WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/2/2014 Davidson County

Box 13
#17119

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:
Cultural Ecology, LLC	Cultural Ecology LLC	Parcel ID:
~~2821 Gallatin Pike~~ PO Box 120693	PO BOX 120693	07210005900
Nashville, TN ~~37216~~ 37212	Nashville TN 37212	

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
Cultural Ecology, LLC
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 the northeast part of Lot No. 36 on the Plan of Dozier Place, of record in Book 974, Page 51, Register's Office for said County, and described according to a survey by Barry Greer & Associates dated October 1, 1976, as follows:

Beginning at a point at the intersection of Dozier Place and Gallatin Road, said point being marked by a chiseled cross, thence along the westerly margin of Gallatin Road S 22 deg. 00' W 132.00 feet to another chiseled cross; thence N 67 deg. 28' W 200.41 feet to an existing axle shaft; thence N 22 deg. 44' E 107.90 feet to a corner post; thence along the southerly margin of Dozier Place S 74 deg. 40' E 200.39 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts, a married man, by deed from Steven G. Laviola, a married man, and Sharon R. Laviola, his wife, of record in Book 10495, Page 121, said Register's Office.

This conveyance is made 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 974, Page 51; and (3) Sanitary Sewer Easement of record in Book 7778, Page 279, 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.

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

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 2821 Gallatin Pike, Nashville, TN 37216

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 29th day of June, 2012.

Leland D. Watts by Patricia Nicholls, Attorney in Fact

Leland D. Watts by Patricia Nicholls, Atty in Fact

BILL GARRETT, Davidson County
Trans:T20120049446 DEEDWARR
Recvd: 07/05/12 10:50 2 pgs
Fees:13.00 Taxes:481.00

20120705-0058951

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 he/she/they executed the within instrument on behalf of Leland D. Watts as his/her/their 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 the 29th day of June, 2012.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.