BILL GARRETT, Davidson County
Trans:T20120055262 DEEDWARR
Recvd: 07/27/12 10:29 2 pgs
Fees:13.00 Taxes:136.90
20120727-0066266

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leland D. Watts<br>2819 Gallatin Rd<br>Nashville, TN 37216 | Same | Map 08111036<br>Parcel 800 |

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,

Eric Sox, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Leland D. Watts, married

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 southerly half of Lot Number 304 in the McGavock Wetmore and Others Addition to the Town of McGavock a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said southerly half of Lot Number 304 fronts 50 feet on the easterly side of 16th Avenue North, formerly Hendershott Street and runs back between parallel lines 170 feet to an alley and being the same property a one half interest of which was conveyed to Pauline Brown by deed of record in Book 833, page 109, Register's Office of Davidson County, Tennessee, to which reference is made.

Being the same property conveyed to Eric Sox, by deed from James Roberts, dated 07/20/12, of record in Instrument No. 20120723-0064294 Register's Office for Davidson County, TN.

**This being investment property only, having never been the personal residence of the grantor at anytime.**

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1608 16th Ave North Nashville, TN 37208
(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 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(s) this 25th day of July, 2012.

Eric Sox

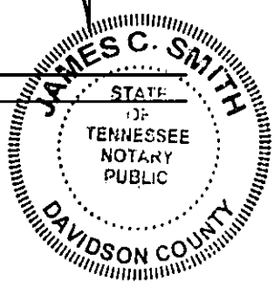
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: March 3, 2015




PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027