# WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Angie McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2012

April G Nichols
Notary Public:

MY COMMISSION EXPIRES: 6-28-15
(AFFIX SEAL)

**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: |
|---|---|---|
| Latdavone Word | Franklin American Mortgage | Parcel ID: |
| 1546 Lewis Road | 501 Corporate Drive | 05002003900 |
| Madison, TN 37115 | Franklin, TN 37067 | |

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 and wife, Winifred A. Watts**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Latdavone Word**
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 Lot No. 34, on the Plan of Section II, Willow Creek, of record in Plat Book 5200, Page 630, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Leland D. Watts and Winifred A. Watts by deed from Pinnacle National Bank, of record in Instrument 20100331-0023867, dated March 29, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6217, Page 956 and Book 6620, Page 858, Register's Office for said County.

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 Plat Book 5200, Page 630, said Register's Office.

Power of Attorney of record in Book 11741, Page 268, Register's Office for said County.

Winifred A. Watts and Winnifred A. Watts being one in the same person.

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 3633-3635 Willow Creek Ct., Nashville, TN 37207

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 our hands this 13th day of August, 2012.

Leland D. Watts

Winifred A. Watts by Leland D. Watts,
Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20120061853 DEEDWARR
Recvd: 08/20/12 09:49 2 pgs
Fees: 13.00 Taxes: 185.00

20120820-0074343

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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 2012.

My Commission Expires: 11/7/16

Notary Public

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

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/she/they executed the within instrument on behalf of Winifred A. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Winifred A. Watts.
Witness my hand and official seal at Nashville, Tennessee the 13th day of August, 2012.

My Commission Expires: 11/7/16

Notary Public

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