Bk# 13
File# 17220

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~34,000.00~~ 53,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th day of September, 2012

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

**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: |
|---|---|---|
| Amanda Paige, Trustee | NEW OWNER | Parcel ID: |
| 121 Fern Avenue | | 07114000500 |
| Nashville, TN 37207 | | |

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
**Amanda Paige, Trustee of the Fern Avenue Trust**
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:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Weakley & Dodd's Subdivision of record in Plat Book 57, Page 126, Register's Office for said County, superceded and replaced by resubdivision of Lots 31, 32, & 33 of the Weakley and Dodd's Subdivision plan of record in Plat Book 6050, Page 581, Register's Office for said County.

BEING the same property conveyed to Leland D. Watts by deed from Secretary of Housing and Urban Development, of record in Instrument 20021008-0122262, dated July 24, 2002, 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been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 126, superceded and replaced by resubdivision of Lots 31, 32, & 33 of record in Plat Book 6050, Page 581, said Register's Office.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.

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 121 Fern Avenue, 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 my hand this 10th day of September, 2012.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20120070206 DEEDWARR
Recvd: 09/18/12 10:26 2 pgs
Fees:13.00 Taxes:196.10
20120918-0084665

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 10th day of September, 2012.

My Commission Expires: 9/2/14

Notary Public

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