BILL GARRETT, Davidson County
Trans:T20120090650 DEEDWARR
Recvd: 11/28/12 12:57 2 pgs
Fees:13.00 Taxes:160.95

20121128-0109257

(2)

J. Carlton Drumwright State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $43,500.00 Affiant Subscribed and sworn to before me, this 19th day of November, 2012. Notary Public My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alan Watt	**New Owner**	**Map\Parcel: 081-08-0-400.00**
707 Buchanan St		
Nashville, TN 37208		

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 ACKNOWLEDGE, WE,

Acklen Property Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan Watt and wife, Sandra Watt

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 the rear or westerly 40 feet on Lot Nos. 246 and 248 in North Nashville Real Estate Companys Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 246 and 248 front 40 feet on the southerly side of Buchanan formerly Carroll Street and runs back with the easterly margin of an alley 100 feet to the northerly line of Lot No. 244.

Being the same property conveyed to Acklen Property Group, LLC by Special Warranty Deed from Equity Trust Company, Custodian f/b/o Edward W. Meek, IRA, of record in Instrument No. 20121128-0109256, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 21, Page 105, Register's Office for DAVIDSON County, Tennessee.
Subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (____) unimproved (____) property known as 707 Buchanan Street, Nashville, TN 37208.

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 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/our hand(s) this 19th day of November, 2012.

Acklen Property Group, LLC

By: J. Carlton Drumwright, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Agent or other officer authorized to execute the instrument) of Acklen Property Group, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Agent.

Witness my hand, at office, this 19th day of November, 2012.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **121096CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027