**WARRANTY DEED**

Return To:

**FOUNDATION**
TITLE AND ESCROW, LLC
2617 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 1000 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ennyx TN, LLC | SAME | 10509030100 |
| (NAME) | (NAME) | |
| 1823 10th Avenue South | PO Box 150937 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Richard G. Watson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ennyx TN, 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:

**Tract No. 1:**
Land in Davidson County, Tennessee, being the southerly 45 feet of the easterly 150 feet of Lot No. 15, on the Map of Jones and Dudley's Addition to Nashville, as shown on plat of record in Plat Book 57, page 147, in the Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 15 begins at the northwest corner of West Grove Avenue and 10th Avenue South, running thence westwardly with the northern margin of West Grove Avenue 150 feet to a point; thence north and parallel with the western margin of 10th Avenue South 45 feet to a point; thence east and parallel with the northern margin of West Grove Avenue 150 feet to a point in the western margin of 10th Avenue South; thence south with the western margin of 10th Avenue South 45 feet to the beginning.

**Tract No. 2:**
Being part of Lot No. 15 on the Map of Jones and Dudley's Addition of record in Book 57, page 147, Register's Office for said County, described according to a copy of a survey by Barge-Waggoner-Sumner, Engineers, dated October 28, 1970, as follows:

Beginning at an iron pin in the easterly margin of 10th Avenue South at the entrance to proposed Wedgewood Avenue; thence leaving said Avenue, North 83 deg. 51' West 148.99 feet to a tree on point; thence North 9 deg. 52' East 56.02 feet to an iron pin in the southerly margin of proposed Wedgewood Avenue; thence with the same, along a slight curve, easterly 131.18 feet to an iron pin; thence around a curve southeasterly 28.99 feet to the point of beginning containing 4,808.5 square feet.

Being the same property conveyed to Richard G. Watson, married, by Warranty Deed from Margaret Katherine Todd and husband, Devan W. Todd, dated April 27, 2011 of record in Instrument No. 20110429-0032756, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 08:56 2 pgs
Fees:13.00 Taxes:864.88
20121205-0111776

Richard G. Watson warrants, covenants and certifies that the subject property is not his residence as defined by Statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1823 10th Avenue South, Nashville, TN 37203

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, has 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 **19th** day of November, 2012.,

Richard G. Watson by
Alex Boles, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Alex Boles , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Richard g. Watson, and who acknowledged that he executed the same as the free act and deed of the said Richard G. Watson, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20121205011175, said Register's Office.

Witness my hand and official seal this 19th day of November, 2012.

NOTARY

My Commission Expires: 8/23/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KAREN L. TRUSTY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON