BILL GARRETT, Davidson County
Trans:T20130005187 DEEDWARR
Recvd: 01/18/13 09:37 2 pgs
Fees:13.00 Taxes:99.90

20130118-0006143

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$27,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF January, 2013.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-3-15
| (AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 2819 Gallatin Rd Nashville, TN 37216	Same	Map 080 08 0 Parcel 031.00

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:

Section One
Being all of Lot 327, ~~Section~~ ~~XXXXXXXX~~, Bordeaux Gardens Subdivision, as shown on plat of record in Plat Book 3300, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete particular description of said lot.

Being the same property conveyed to Eric Sox, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated Decmeber 31, 2012, of record in Instrument No. 20130109-0002798 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) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3239 Crowe Drive Nashville, TN 37218
(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 17th day of January, 2013.

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 17th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Metropolitan Escrow
217 Pineway Dr
Nashville, TN 37217

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027