Quitclaim Deed

AT-20120173

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 21st day of January, 2013.

Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Blvd., Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
J. Word Properties, LLC	SAME	050.03-0-017.00
P. O. Box 776		
Madison, TN 37116		

KNOW ALL MEN BY THESE PRESENTS that **Leland D. Watts and Winifred A. Watts** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **J. Word Properties, LLC** , their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 82, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part the same property conveyed to Leland D. Watts and Winifred A. Watts from Pinnacle National Bank by Special Warranty Dees Deed dated March 29, 2010 and recorded March 21, 2010 in Instrument #20100331-0023867, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1709-1711 Westchester Drive, Nashville, TN 37201.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

BILL GARRETT, Davidson County
Trans:T20130007711 DEEDQC
Recvd: 01/29/13 10:19 2 pgs
Fees:12.00 Taxes:0.00
20130129-0009120

WITNESS my hand this the 21st day of January, 2013.

Leland D. Watts

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Leland D. Watts, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 23rd day of January, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of January, 2013, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Leland D. Watts, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Winifred A. Watts, and as such Attorney in Fact for Winifred A. Watts, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Winifred A. Watts and is authorized by Winifred A. Watts and to execute this instrument on behalf of Winifred A. Watts.

Witness my hand and official seal on this 21st day of January, 2013

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY