WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044551 DEEDWARR
Recvd: 05/29/13 10:39 2 pgs
Fees:13.00 Taxes:562.40
20130529-0053889

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

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:
Jonathan D. Jones	NEW OWNER	Parcel ID: #05002000400
104 East Park Dr.; S-322		#05002000200
Brentwood, TN 37027		#08108011600

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
Jonathan D. Jones and wife, Whitney L. Jones and Matthew D. Engesath and wife, Keri R. Engesath
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 1 - #05002000400 - 3521-3523 Brick Church Pike, Nashville, TN 37207

BEING Lot No. 4, on the Plan of Willow Creek, Section I, of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts, married, by deed from David L. Moneymaker and wife, Charlene Moneymaker f/k/a Charlene A. Hardison of record in Instrument 20091217-0114973, Register's Office for said County, dated December 11, 2009.

This conveyance is subject to Restrictions of record in Book 6271, Page 956, and Book 6620, Page 858, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 649, 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.

Tract 2 - #05002000200 - 3529-3531 Brick Church Pike, Nashville, TN 37207

BEING Lot No. 2, on the Plan of Willow Creek, Section I, of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts, married, by deed from David L. Moneymaker and wife, Charlene Moneymaker, f/k/a Charlene A. Hardison, of record in Instrument 20091217-0114975, Register's Office for said County, dated December 11, 2009.

This conveyance is subject to Restrictions of record in Book 6271, Page 956, and Book 6620, Page 858, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 629, 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.

Tract 3 - #08108011600 - 1823 A&B Delta Ave., Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot No. 374 on the map of North Nashville Realty Company's Plan, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 374 fronts 50 feet on the westerly side of Delta, formerly Hamburg Street, and runs back between

parallel lines 168 feet 6 inches to an alley.

Being the same property conveyed to Leland D. Watts, married, by deed from Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2004-Pw1, of record in Instrument 20090129-0007660, said Register's Office, dated January 21, 2009.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 105, 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 4 Properties-See List, Hermitage, TN 37076

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 24th day of May, 2013.

Leland D. Watts

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2013.

My Commission Expires: 6/15/13

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.