Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130045261 DEEDWARR
Recvd: 05/31/13 08:51 2 pgs
Fees:13.00 Taxes:612.35
20130531-0054774

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF May, 2013.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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
Mark R. Willett 1405 Haysboro Ave Nashville, TN 37216	Same	Map 061 04 0 Parcel 098.00

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,

William Watt and Jane Watt, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark R. Willett, unmarried

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:

Being Lot No. 2 on the Map of Hayesboro Development Company's Hayesboro Subdivision, of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee, and more particularty described as follows:

Being a tract of land in the Ninth Counsilmanic District of Davidson County, Tennessee, and located on the North Margin of Hayesboro Avenue, and being east of Brush Hill Road and being more particularly described as follows:

Beginning on an iron pin located on the north margin of Hayesboro Avenue, said pin being 214 feet from the radius return to Tanglewood Drive (50' R/W), said iron pin being the southwest corner of Lot No. 4 of Block "A" on the Plan of Hayesboro Subdivision as recorded in Plat Book 1130, page 47, Register's Office for Davidson County, Tennessee, and said iron pin being the southwest corner of the lot therein described, thence:

1.) Along the east line of Lot 3 and along the west line of the lot herein described N 28-51-16 W a distance of 197.50 feet to an iron pin; said iron pin being the northwest corner of the lot herein described, thence;

2.) Along the north line of Lot 2, N 32-55-34 E a distance of 135.40 feet to an iron pin, said iron pin being the northeast corner of Lot 3 the lot herein described, thence;

3.) Aloing the east lin of Lot 2, S 22-22-46 E a distance of 264.90 feet, to an iron pin, said iron pin being the southeast corner of the lot herein described, and bieng on the north margin of Hayesboro Avenue, thence;

4.) With said Margin, S 65-37-22 W a distance of 43.60 feet to an iron pin, thence;

5.) Continuing along said margin, S 59-00-22 W a distance of 46.00 feet to an iron pin, the beginning, containing 0.538 acres more or less.

Being the same property conveyed to William Watt and Jane Watt, by deed from Mike K. Henson and LeAnn Henson, dated 09/05/2003, of record in , page , Instrument No. 20040513-0056218 Register's Office for Davidson County, TN.

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: 1405 Haysboro Ave Nashville, TN 37216
(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 24 day of May, 2013.

William Watt

Jane Watt

By: William M. Flum atty in fact
William M. Flum, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 24, day of May, 2013, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared William M. Flum, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of William J. Watt, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of William J. Watt.

Power of Attorney recorded in Instrument No. 20110118-0004940 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 24 day of May, 2013.

My Commission Expires: 03/03/2015

NOTARY PUBLIC James C Smith

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jane Watt, 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 24 day of May, 2013.

My Commission Expires: 3-3-15

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027