BILL GARRETT, Davidson County
Trans:T20130057695 DEEDWARR
Recvd: 07/08/13 09:11 2 pgs
Fees:13.00 Taxes:555.00

20130708-0070104

WARRANTY DEED

AT-20130107

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3 day of July, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 6-28-16

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Word Properties, LLC	Volunteer State Bank	071.14-0-394.00 (A) 071.14-0-397.00 (B) 071.14-0-087.00 (C) 071.14-0-396.00 (D)
P. O. Box 776	P. O. Box 7897	
Madison, TN 37207	Portland, TN 37148	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leland D. Watts and wife, Winifred A. Watts**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Word Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

TRACT 1: Being Lot No. 26-A, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-A Fern Avenue, Nashville, Tennessee 37207.

TRACT 2: Being Lot No. 26-B, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat
Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-B Fern Avenue, Nashville, Tennessee 37207.

TRACT 3: Being Lot No. 25-A, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat
Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-C Fern Avenue, Nashville, Tennessee 37207.

TRACT 4: Being Lot No. 25-B, Zone Lot Division of Lot Nos. 25 & 26, on the
Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-D Fern Avenue, Nashville, Tennessee 37207.

Being a part of the same property conveyed to Leland D. Watts and wife, Winifred A. Watts from Pinnacle National bank by Special Warranty Deed Dated 03/29/2010 and Recorded 03/31/2010 in Instrument #20100331-0023867, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 126 Fern Avenue, Unit A, B, C and D, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 the _____ day of July, 2013.

Leland D. Watts

Winifred A. Watts by Leland D. Watts s 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 3rd day of July, 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 3rd day of July, 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 3rd day of July, 2013

Witness my hand and seal at Williamson, Tennessee, this the 3rd day of July, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY