BILL GARRETT, Davidson County
Trans:T20130079556 DEEDWARR
Recvd: 09/13/13 10:27 2 pgs
Fees:13.00 Taxes:135.05

20130913-0096747

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 10th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 5/15/15
(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:
Family Venture Management, LLC	NEW OWNER	Parcel ID:
P.O. Box 2051		08110016400
Brentwood, TN 37024		

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

Family Venture Management, LLC

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:

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

Being Lot No. 94, in Cobbs Subdivision of Lot 6 of the Hardings Bosley Tract, a Plan of which is of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland D. Watts, a married person, by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1, Asset Backed Pass Through Certificates, of record in Instrument 20090204-0009573, said Register's Office, dated January 26, 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 Book 161, Page 155, 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 2506 Osage St., Nashville, TN 37208

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 ~~12th~~ 10th day of September, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~12th~~ 10th day of September, 2013.

My Commission Expires: 5/5/15

Notary Public

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