BILL GARRETT, Davidson County
Trans:T20130081187 DEEDWARR
Recvd: 09/19/13 10:31 2 pgs
Fees:13.00 Taxes:118.40
20130919-0098659

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 $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(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:
Eldon Spraker, III	NEW OWNER	Parcel ID:
6600 Ellesmere Rd.		09206044200
Nashville, TN 37205		

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

Eldon Spraker, III , 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. 8 on the Map of Lenacourt, as of record in Book 1835, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 42 feet on the east side of Lena Street and runs back between parallel lines 120 feet along the north margin of a 15 foot alley to a 20 foot unopened street, called 27th Avenue North.

Included in the above description but excluded therefrom is the conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5815, Page 125, described as follows:

Being part of Lot No. 8 on the Map of Lena Court, as of record in Book 1835, Page 8, Register's Office for said County.

BEGINNING at a point in the easterly right of way line of Lena Street, said point being common corner of property belonging to Melvin S. Johnson; thence northwesterly along the right of way line for a distance of 5 feet, more or less, to a point; thence northeasterly for a distance of 120 feet, more or less, to a point on the westerly right of way line of 27th Avenue North; thence southeasterly along the right of way line for a distance of 5 feet, more or less, to a point on the northerly right of way line of Booker Street; thence southwesterly along the right of way line for a distance of 120 feet, more or less, to the point of beginning and containing therein an area of 600 square feet, more or less.

Being the same property conveyed to Leland D. Watts, married, by deed from Bancorpsouth Bank of record in Instrument 20100614-0045889, 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 1835, Page 8, 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 800 Lena 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 17th 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 2013.

My Commission Expires: 5/5/15

Notary Public

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