WARRANTY DEED

PATRICIA NICHOLLS
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 $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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:
Family Ventures Partners I,	NEW OWNER	Parcel ID:
P.O. Box 2051		08115023200
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 Ventures Partners I, L.P.

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 or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot Nos. 381 and 382 in the addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning on the northerly margin of Underwood Street in the southwest corner of the property conveyed to Christopher Kittle and wife, by deed from W.J. Lemmer, et al, of record in Book 141, Page 69, Register's Office for said County; thence with Kittle's easterly line northwardly 120 feet, more or less, to the southerly margin of a ten foot alley; thence with the southerly margin of said alley; eastwardly 40 feet to the northwest corner of the property conveyed to Harry J. Grimes by deed from William J. Lemmer, of record in Book 159, Page 262, said Register's Office; thence with said Grimes' westerly line southwardly 130 feet, more or less, to the northerly margin of said Underwood Street; thence with same, westwardly 41 feet 10 inches to the beginning.

BEING the same property conveyed to Leland D. Watts by deed from The Bank of New York Mellon, of record in Instrument 20090416-0034614, dated March 25, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 21, Page 41, 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 1706 Underwood 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 15th day of October, 2013.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20130089548 DEEDWARR
Recvd: 10/17/13 13:09 2 pgs
Fees:13.00 Taxes:192.40

20131017-0108617

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 15th day of October, 2013.

My Commission Expires: 2-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.