WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Partners I,	NEW OWNER	Parcel ID:
P.O. Box 2051		08114011000
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 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:

LAND in Davidson County, Tennessee, being the north 60 feet of the south 110 feet of Lot No. 9, on the Plan of Georgia Industrial Realty Co's North Nashville Property, of record in Plat Book 421, Page 188, Register's Office for said County and being more particularly described as follows:

Said part of said lot fronts 60 feet on the west side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

INCLUDED BUT SPECIFICALLY EXCLUDED from this conveyance is the following described property found in Book 5828, Page 691, said Register's Office:

RIGHT-OF-WAY: Part of a tract of land that fronts 60 feet on the west side of 23rd Avenue North that was conveyed by deed recorded in Book 1732, Page 132, R.O.D.C., Tennessee, being described as the east 8.6 feet of that tract and containing 516 square feet.

TEMPORARY EASEMENT: This consists of a strip of land directly behind the proposed sidewalk for the purpose of sloping the bank approximately 5 feet. This easement is void upon completion of the project.

Being the same property conveyed to Leland D. Watts, married, by deed from Protential, Inc., of record in Instrument 20060404-0038189, dated March 7, 2006, 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 Plat Book 421, Page 188, said Register's Office; (3) Easement of record in Book 5828, Page 691, 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 1531 23rd Ave. N., 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.

BILL GARRETT, Davidson County
Trans:T20130089549 DEEDWARR
Recvd: 10/17/13 13:10 2 pgs
Fees:13.00 Taxes:162.80
20131017-0108618

Witness my hand this 15th day of October, 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 15th day of October, 2013.

My Commission Expires: 7-9-14

Notary Public

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