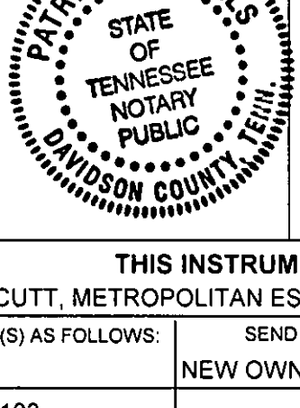
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~57,000.00~~

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:
D223, LLC	NEW OWNER	Parcel ID:
521 8th Ave. S., Ste. 103		08203020300
Nashville, TN 37203		

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

D223, 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:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 43 and the southerly 40 feet of Lot No. 44, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown by plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said northerly part of Lot No. 43 and the southerly part of Lot No. 44 front together 50 feet on the east side of Stockell Street and run back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to Leland D. Watts, married by deed from Chris Florek, of record in Instrument 20100601-0041949, dated May 27, 2010, 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 332, Page 40, 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 1013 Stockell St., 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 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:T20130090006 DEEDWARR
Recvd: 10/18/13 14:04 2 pgs
Fees:13.00 Taxes:210.90

20131018-0109194

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

