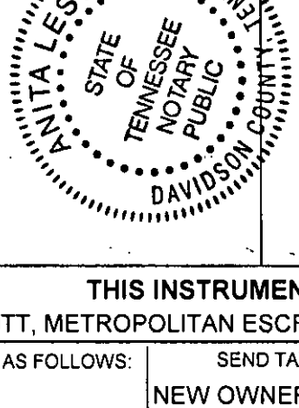
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2013

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(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:
Daniel J. McCarthy, Jr.	NEW OWNER	Parcel ID:
17007 Winners Circle		092030A00200CO
Odessa, FL 33556		

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
Daniel J. McCarthy, Jr. and wife, Maureen L. McCarthy
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, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit 1822B, of Dominion Town Homes, a horizontal property regime pursuant to Tennessee Horizontal Property Act, as shown on Exhibit B on the Declaration of Covenants, Conditions and Restrictions, establishing a Planned Unit Development with private elements of record in Instrument No. 20050819-0099048, Register's Office for said County, to which source reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts by Special Warranty Deed from Aurora Loan Services, of record in Instrument 20090226-0017053, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050819-0099048, said Register's Office.

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 Instrument 20050819-0099048, 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 1822B Hermosa 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 13th day of December, 2013.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20130104477 DEEDWARR
Recvd: 12/16/13 09:53 2 pgs
Fees:13.00 Taxes:205.35

20131216-0126657

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, married, 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 this 13th day of December, 2018.

My Commission Expires: 8/23/16

Notary Public

