Quitclaim Deed

AT-20130219

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 15 day of January, 2014.

Notary Public
My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
J. Word Properties, LLC	Volunteer State Bank	092.02-0-191.00 (2605) 060.16-0-128.00 (2824) 071.10-0-032.00 (517-A) 071.10-0-195.00 (517-B) 071.10-0-088.00 (1300) 071.10-0-086.00 (1306)
P.O. Box 776	P. O. Box 7897	
Madison, TN 37116	Portland, TN 37148	

KNOW ALL MEN BY THESE PRESENTS that **Leland D. Watts and Winifred A. Watts**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **J. Word Properties, LLC** , their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

TRACT 1:

Lot 111A, on the plat of resubdivision of zone Lot Division Lot Number 111, Block 6, Heffernon Place, of record in Book 161, Page 138, as amended in Book 6900, Page 916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leland D. Watts from The Bank of New York, Trust U/A dated 12-01-01 (EQCC Trust 2001-2) by Special Warranty Deed dated September 26, 2003 and recorded October 1, 2003 in Instrument #20031001-0145107, Register's Office of Davidson County, Tennessee.

Address Commonly known as: 2605-A Alameda Street, Nashville, TN 37208.
Tax ID# 092.02-0-191.00

BILL GARRETT, Davidson County
Trans:T20140003853 DEEDQC
Recvd: 01/17/14 09:30 3 pgs
Fees:17.00 Taxes:0.00
20140117-0004744

TRACT 2:

Said Lot No. 20D fronts on the west margin of Jones Avenue and runs back 275 feet on the north line and 275 feet on the south line to form a triangle.

Being the same property conveyed to Leland D. Watts by Cash Deed for Tennessee dated June 25, 2004 and recorded June 28, 2004 in Instrument #20040628-0076699, Register's Office for Davidson County, Tennessee.

Address Commonly known as: 2824 Jones Avenue, Nashville, TN 37207.
Tax ID# 060.16-0-128.00

TRACT 3:

Being Lot No. 9-B, Zone Lot Division of Lot 9, on the Plan of Weakley and Dodd's Subdivision of Lot 17 in Brooklyn, of record in Mat Book 6200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Leland D. Watts and Winifred A. Watts from Pinnacle national Bank by Special Warranty Deed dated March 29, 2010 and recorded March 31, 2010 in Instrument #20100331-0023867, Register's Office for Davidson County, Tennessee.

Address Commonly known as: 5I7-A and 517-B Weakley Avenue, Nashville, Tennessee 37207.
Tax ID# 071.10-0-032.00 (Unit A) and 071.10-0-195.00 (Unit B)

TRACT 4:

Being Lot No. 9 in J.B. Baynie's Cumberland Heights plan as in Book 57, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot No 9 fronts 50 feet on Brick Church Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Leland D. Watts from Federal National Mortgage Association A/K/A Fannie Mae by Special Warranty Deed dated October 29, 2004 and recorded November 2, 2004 in Instrument #20041102-0131456, Register's Office for Davidson County, Tennessee.

Address Commonly known as: 1300 Brick Church Pike, Nashville, TN 37207
Tax ID# 071.10-0-088.00

TRACT 5:

Being Lot Number 12 on the plan of J.D. Baynies's Cumberland Heights of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leland D. Watts from Mel Martinez, Secretary of Housing and Urban Development by Cash Deed for Tennessee dated December 23, 2002 and recorded December 26, 2002 in Instrument #20021226-0158559, Register's Office for Davidson County, Tennessee.

Address Commonly known as: 1306 Brick Church Pike, Nashville, TN 37207
Tax ID# 071.10-0-086.00

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 15 day of January, 2014.

Leland D. Watts

Winifred A. Watts by Leland D. Watts, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Leland D. Watts, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this the 15 day of January, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 15 day of January, 2014, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Leland D. Watts, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Winifred A. Watts, and as such Attorney in Fact for Winifred A. Watts, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Winifred A. Watts, and is authorized by Winifred A. Watts to execute this instrument on behalf of Winifred A. Watts.

Witness my hand and official seal at Williamson, Tennessee, this the 15 day of January, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY