BILL GARRETT, Davidson County.
Trans:T20140055145 DEEDWARR
Recvd: 07/30/14 10:20 2 pgs
Fees:13.00 Taxes:725.20
20140730-0067802

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Destiny J Holmes
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of July, 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

2014-46

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	SAME	081.03-0-141.00 060.03-0-186.00 050.10-0A-002.00 CO 050.10-0A-019.00 CO
P. O. Box 776		
Madison, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leland D. Watts** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Word Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1

The land with all the buildings and improvements thereon, situated at 2408 Middle Street, Davidson County, State of Tennessee, said premises being further described as follows:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 30 on the plan of Owen's Buena Vista Plan, as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married from The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as Trustee, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB8, by and through Litton Loan Servicing LP as Attorney-in-fact by Special Warranty Deed dated April 24, 2007 and recorded May 1, 2007 in Instrument #200705010051622, Register's Office for Davidson County, Tennessee.

Tax ID: 081.03-0-141.00

TRACT 2

The land with all the buildings and improvements thereon, situated at 3105 Brickdale Lane, #B, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 8-B, on the Plan of Revised Zone Lot Division Lots 7 & 8, Creekwood Estates, Section One, of record in Plat Book 6200, page 511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts, a married person from Sutton Funding, LLC, a Limited Liability Company by Special Warranty Deed dated September 10, 2008 and recorded December 31, 2008 in Instrument #200812310123980, Register's Office for Davidson County, Tennessee.

Tax ID: 060.03-0-186.00

TRACT 3

The land with all the buildings and improvements thereon, situated at 3506 Chesapeake, Town of Nashville 37208, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit No. 2, Lot No. 29 on the condominium site plan of Phase 1, Lots 2-7, 29-34, Section One, Chesapeake Homes, According to the Master Deed of record in Book 6027, page 860, re-recorded in Book 6072, page 207, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5800, Pate 155, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leland D. Watts from James Roberts by Warranty Deed dated March 1, 2005 and recorded March 4, 2005 in Instrument #200503040024441, Register's Office for Davidson County, Tennessee.

Tax ID: 050.10-0A-002.00 CO

TRACT 4

The land with all the buildings and improvements thereon, situated at 3511 Chesapeake Drive, Town of Nashville 37208, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit No. 19, Lot No. 4 in the Horizontal Property Regime as shown on the Condominium Site Plan, Section One, Phase 1, Chesapeake Homes, as of record in Plat Book 5800, page 165, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland Watts, married from HSBC Bank USA, N.A. as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-WM2 by Special Warranty Deed dated June 16, 2011 and recorded June 30, 2011 in Instrument #201106300050274, Register's Office for Davidson County, Tennessee.

Tax ID: 050.10-0A-019.00 CO

( ) unimproved
This is (X) improved property know as 2408 Middle Street, Nashville, TN 37208, 3105 Brickdale Lane, Nashville, TN 37207, 3506 Chesapeake Drive, Nashville, TN 37207 and 3511 Chesapeake Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 28th day of July, 2014.

Leland D. Watts

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Leland D. Watts, a Notary Public in and for said County and State, the within named Randy Frase , the bargainor(s), 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 Williamson, Tennessee, this 28th day of July, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY