WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

L. Holt Brooks
Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 5/6/15
(AFFIX SEAL)

JAMIE C. POLK
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:
CHRIS, LLC	NEW OWNER	Parcel ID:
4009 Lancashire Dr.		060110A05700CO
Antioch, TN 37013		

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 Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

CHRIS, 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 Lot(s) 61, as shown on the map entitled the Final Plat of Section Four, Pine Ridge Subdivision, of record in Plat Book 9700, Page 178, which amends the plat of record in Plat Book 6900, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland Watts, married, by deed from Ella Washington, unmarried, of record in Instrument 20100701-0051852, said Register's Office, dated June 29, 2010.

This conveyance is subject to Restrictions and By-Laws of record in Book 10866, Page 791; Instrument 20003070023333 and Book 10886, Page 205, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 178, which amends the plat of record in Plat Book 6900, Page 189, 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.

The signature of Leland Watts is signed by his duly appointed Attorney-in-Fact, Patricia Nicholls, pursuant to the Power of Attorney of record in Instrument 20140714-0061632 said Register's Office.

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 505 Longleaf Ct., 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 28th day of August, 2014.

Leland Watts by Patricia Nicholls

Leland Watts
By: Patricia Nicholls, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20140064306 DEEDWARR
Recvd: 08/29/14 10:14 2 pgs
Fees:13.00 Taxes:207.20
20140829-0079074

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, Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leland Watts as his Attorney in Fact as the free act and deed of the within named Leland Watts.

Witness my hand and official seal at Nashville, Tennessee the 28th day of August, 2014.

My Commission Expires: 5/5/15

Notary Public

