RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080027 DEEDWARR
Recvd: 10/23/14 12:50 2 pgs
Fees:13.00 Taxes:231.25
20141023-0097945

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2014

Tonya B. Cherry
Notary Public

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

MY COMMISSION EXPIRES:
(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:
William Sturden	Regions Bank	Parcel ID:
23 Trimble Street	2050 Parkway Office Cir.	10504003400
Nashville, TN 37210	Birmingham, AL 35244	

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
William Sturden and Zonetta Sturden, husband and wife
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:

The following described land in the County of Davidson, State of Tennessee, to wit:

BEING parts of Lots 117 and 119 in Trimble's Addition of record in Book 19, Page 220, Register's Office for said County, and described as follows: Beginning at a point in the southerly margin of Trimble Street at the common corner of Lot Numbers 117 and 119; thence Southerly 160 feet to the Northerly margin of an alley 8.5 feet East of the common corner of Lots 117 and 119; thence Westerly along the Northerly margin of the alley, 37.5 feet to a point; thence Northerly 160 feet to the Southerly margin of Trimble Street; thence Easterly along the Southerly margin of Trimble Street, 37.5 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2006-6, of record in Instrument 20091028-0099419, said Register's Office, dated October 20, 2009.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 19, Page 220, 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 D. 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 23 Trimble Street, Nashville, TN 37210

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 21st day of October, 2014

Leland D. Watts by Patricia Nicholls Atty in Fact
Leland D. Watts
By: Patricia Nicholls, as Attorney-in-Fact

BOX 10-A

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 D. Watts as his Attorney in Fact as the free act and deed of the within named Leland D. Watts.

Witness my hand and official seal at Nashville, Tennessee the 21st day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

