BILL GARRETT, Davidson County
Trans: T20140091896 DEEDWARR
Recvd: 12/09/14 09:31 2 pgs
Fees: 13.00 Taxes: 745.55
20141209-0112527

WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF December, 2014.

(Affix Seal)

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2014-114

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BLVD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Word Properties	SAME	060.11-OA-050.00 CO (lot 72) 060.11-OA-049.00 (lot 73) 049.15-O-122.00 058.11-O-045.00
P.O. Box 7776		
Madison, TN 37116		

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 Williamson County, State of Tennessee, described as follows, to wit:

Tract 1 Map: 049.15-O-122.00
The land with all the buildings and improvements thereon, situated at 712 Flint Ridge Drive, Town of Whites Creek,37189, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 62-B, Zone Lot Division of Lot No.62, Phase II, Deer Meadows, of record in Book 6250, page 280 and Book 6250, page 801, 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 Secretary of Housing and Urban Development by Cash Deed for Tennessee dated June 2, 2009 recorded June 4, 2009, in Instrument #200906040051630, Register's Office for Davidson County, Tennessee.

Tract 2 Map: 060.11-OA-050.00 CO (Lot 72) 060.11-OA-049.00CO (Lot 73)
The land with all the buildings and improvements thereon, situated at 617 & 619 Merrylodge Court, Town of Nashville, 37207, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lots Nos. 72 and 73 of Pine Ridge Subdivision, Section IV, plat of which is of record in Plat Book 6900, page 189, as amended at Plat Book 9700, page 102 and Plat Book 9700, page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property:

Being the same property conveyed to Leland D. Watts, married, from Secretary of Housing and Urban Development by Cash Deed for Tennessee, dated May 2, 2008 recorded May 5, 2008, in Instrument #200805050045748, Register's Office for Davidson County, Tennessee.

Tract 3: Map: 058.11-O-045.00
The land with all the buildings and improvements thereon, situated at 3900 Lynn Dave, Town of Nashville, 37218, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lots No 54, Royal Hills, Section 1, as of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property:

Being the same property conveyed to Leland D. Watts, married from CitiMortgage, Inc., successor by reason of merger with CitiFinancial Mortgage Company, Inca., by Special Warranty Deed dated April 28, 2008 and recorded May 19, 2008 in Instrument #200805190051137, Register's Office for Davidson County, Tennessee.

( ) unimproved

This is (X) improved property know as 3900 Lunn Drive, Nashville, TN 37218, 712 Flint Ridge Drive, Whites Creek, TN 37189, 617 Merrylodge Court, 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 5th day of December, 2014

Leland D. Watts

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Leland D. Watts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson, Tennessee, this 5th day of December, 2014.

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY