BILL GARRETT, Davidson County
Trans:T20140095524 DEEDWARR
Recvd: 12/22/14 10:21 2 pgs
Fees:13.00 Taxes:1054.50

20141222-0116757

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(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:
Menenial Property Partners,	NEW OWNER	Parcel ID:
P.O. Box 110121		see below
Nashville, TN 37222		

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, a/k/a Leland Watts

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

Menenial Property Partners, 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:

BEING Unit No. G-2, G-4, G-9, G-17, E-3, E-5, E-14, E-17, E-30, O-5, O-6, O-10, O-11, K-2, K-10, K-11, K-14, K-17, K-12, on the Plan of Harding Glen Condominiums (formerly Barcelona Condominiums), created under Title 66, Chapter 27, Section 101, et seq., and amended, TN Code Annotated and established by a Master Deed of record in Book 6400, page 801, and amended in Book 11509, page 965, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Leland D. Watts by deed from Charley McCauley, of record in Instrument 20030124-0010058, dated January 10, 2003 and by deed from Doge Properties, LLC, of record in Instrument 20041229-0153523, dated November 23, 2004 and by deed from Barbara A. Jones and Theirno Bah, of record in Instrument 19991228-0307436, dated December 15, 1999 and by deed from Bank Atlantic, of record in Instrument 20010510-0048581 and re-recorded in Instrument 20010808-0085603, dated May 5, 2001 and by deed from Jay Kalbes, Trustee, of record in Instrument 20010420-0039287, dated February 22, 2001 and by deed from Johnny H. Garrison, Jr., of record in Instrument 20011228-0143811, dated December 27, 2001 and by deed from Edgar A. Baker and Beverly R. Baker, of record in Instrument 20050511-0053143, dated May 6, 2005 and by deed from Joseph K. McCarthy and Frances M. McCarthy, of record in Instrument 20060703-0079001, dated June 23, 2006 and by deed from Charles A. Campagna and Charmaine A. Campagna, of record in Instrument 20050603-0063305, dated June 1, 2005 and by deed from Jaurice Berry and E. Dale Berry, of record in Instrument 20060519-0058995, dated May 18, 2006 and by deed from George E. Butler and Donnetta S. Butler and William B. Butler, of record in Instrument 20050719-0083736, dated July 15, 2005 and by deed from Sara R. Manning, of record in Instrument 20050421-0044396, dated April 20, 2005 and by deed from Thomas E. Coplin and Bonnie J. Coplin, of record in Instrument 20050531-0060751 and re-recorded in Instrument 20050817-0097897, dated May 27, 2005 and by deed from Anziel W. Kirby and Margaret E. Kirby, of record in Instrument 20050527-0060093, dated May 25, 2005 and by deed from David Earle Pelham, of record in Instrument 20070402-0038822, dated March 29, 2007 and by deed from Guardian Investments, of record in Instrument 20041025-0128072, dated October 20, 2004 and by deed from James R. Dismukes and Karen E. Dismukes, of record in Instrument 20070316-0032079, dated March 15, 2007 and by deed from E. Douglas Ivey and Christy Wilkins Ivey, of record in Instrument 20061009-0125146, dated October 5, 2006 and by deed from Timothy K. Caste, of record in Instrument 20040219-0019450, dated February 13, 2004, Register's Office for said County.

Parcel ID #'s:
133160A08100CO; 133160A07300CO; 133160A08400CO; 133160A08700CO; 133160A05800CO; 133160A04600CO; 133160A05000CO; 133160A04300CO; 133160A05600CO; 133160A19700CO; 133160A19800CO; 133160A19000CO; 133160A18700CO; 133160A14100CO; 133160A14500CO; 133160A14600CO; 133160A13700CO; 133160A14700CO; 133160A13500CO

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Book 6400, Page 844; Book 6723, Page 68; and Book 11509, Page 966, said Register's Office.

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 Book 6400, Page 801 amended in Book 11509, Page 965, 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. 260-2-307 or other similar statute.

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 270 Tampa Drive, 19 Units, Nashville, TN 37211

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 18th day of December, 2014.

Leland D. Watts

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 Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.