BILL GARRETT, Davidson County
Trans:T20150014951 DEEDWARR
Recvd: 03/02/15 11:02 2 pgs
Fees:13.00 Taxes:148.00
20150302-0017677

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of February, 2015.

(Affix Seal) Notary Public,

My Commission Expires: 3-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2015-170

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 P. O. Box 776 Madison, TN 37116	Volunteer State Bank, it's successors and/or assigns as their interest may appear P.O. Box 7897 Portland TN 37148	080.08-0-396.00

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:

The land with all the buildings and improvements thereon, situated at 3200 LaGrange Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 136 ON THE Plan OF Bordeaux Hills, Section 3, OF RECORD IN Plat Book 3600, PAGE 34, Register's Office for Davidson County, Tennessee, and described as follows;

Said Lot Nov136 fronts 55 feet on the easterly side of LaGrange Drive and runs back 140 feet on the northerly line and 150 feet on the southerly line to a dead line measuring 55.9 feet thereon.

Being the same property conveyed to Leland D. Watts from U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-HES Mortgage Pass-Through Certificates, Series 2006-HES by Special Warranty Deed dated October 20, 2010 and recorded November 2, 2010 in Instrument #20101102-0087673, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3200 LaGrange Drive, Nashville, TN 37218.

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 26th day of February, 2015

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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 26th day of February, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY