BILL GARRETT, Davidson County
Trans:T20150014956 DEEDWARR
Recvd: 03/02/15 11:05 2 pgs
Fees:13.00 Taxes:899.10
20150302-0017686

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of February, 2015.

(Affix Seal) Notary Public,
My Commission Expires: 6-28-2015

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2015-151

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	059.11-0-165.00 053.09-0A-015.00 CO 060.12-0-029.00

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, married**, 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 684 Rowan Drive, Nashville, TN 37207, 1436 E Cedar Lane, Madison, TN 37115, 2919 Morningside Drive, Nashville, TN 37207, Davidson County, State of Tennessee, said premises being further described as follows:

Tract 1: 684 Rowan Drive, Nashville, TN 37207/Map and Parcel: 059.11-0-165.00

Being Lot No. 489 on the Plan of Haynes Manor, Section 4, of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leland D. Watts, married from William Neal Hargrove and wife, Tracey Hargrove by Warranty Deed dated February 8, 2012 and recorded February 10, 2012 in Instrument #20120210-0012052, Register's Office for Davidson County, Tennessee.

Tract 2: 1436 East Cedar Lane, Madison, TN 37115/Map and Parcel: 053.09-0A-015.00 CO

Being Unit No. 1436 of Neely Ben Villas, of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, as more particularly described in the master deed of record in Book 5621, page 1 as amended in Book 6119, page 322 and Book 10268, page 492, Register's Office for Davidson County, Tennessee, with all fixtures, appliances, wallcoverings, carpets, or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Leland D. Watts from Department of Housing and Urban Development by Cash Deed dated June 23, 2009 and recorded June 24, 2009 in Instrument #20090624-0058617, Register's Office for Davidson County, Tennessee.

Tract 3: 2919 Morningside Drive, Nashville, TN 37207/Map and Parcel: 060.12-0-029.00

Being Lot No. 54 and 55, Block C on the Plan of Highland Park, of record in Plat Book 974, page 33, 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 US Bank National Association as Trustee under the Securitization Servicing Agreement by Special Warranty Deed dated April 21, 2009 and recorded May 11, 2009 in Instrument #20090511-0043085, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 684 Rowan Drive, Nashville, TN 37207, 1436 E Cedar Lane, Madison, TN 37115, 2919 Morningside Drive, 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 24th 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 24th day of February, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY