WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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:
Ana Marcela Church	Ana Marcela Church	Parcel ID:
5056 Lakeview Drive	5056 Lakeview Drive	133160A20500CO
Nashville, TN 37220	Nashville, TN 37220	

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

Ana Marcela Church , married

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. P-5 on the Plan of Harding Glen Condominiums (formerly Barcelona Condominiums) created under Title 66, Chapter 27, Section 101, et seq. and amended, Tennessee 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 Washington Mutual Bank, FA, of record in Instrument 20021216-0154566, dated December 6, 2002, Register's Office for said County.

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) 2015 taxes, which have been prorated and assumed by the Grantees; (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 # P-5, 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 6th day of March, 2015.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20150017415 DEEDWARR
Recvd: 03/10/15 15:09 2 pgs
Fees:13.00 Taxes:74.00
20150310-0020568

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 6th day of March, 2015.

My Commission Expires: 10/18/16

Notary Public

