WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037483 DEEDWARR
Recvd: 05/14/15 10:20 2 pgs
Fees:13.00 Taxes:321.90
20150514-0044340

JAMIE C. POLK
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 $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/18
(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:
Chenxi Jiang	NEW OWNER	Parcel ID:
2720 Nolensville Pike	2720 Nolensville Pk	133160A15800CO;
Nashville, TN 37211	Nashville, TN 37211	133160A14900CO; 133160A17700CO

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 and wife, Winifred A. Watts

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

Chenxi Jiang , unmarried

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. M-15, M-26, and M-27, on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; as amended in Book 9397, Page 814; and Book 11509, Page 965; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being part of the same property conveyed to Leland D. Watts and Winifred A. Watts (erroneously shown as Winnfred A. Watts on prior deed) by deed from James S. Sweeney, Sr., of record in Instrument 20060803-0094409, said Register's Office, dated August 1, 2006, and

Being the same property conveyed to Leland D. Watts, married, by deed from Steven L. Lefkovitz and wife, Judy W. Lefkovitz, of record in Instrument 20021227-0159824, said Register's Office, dated December 27, 2002, and

Being the same property conveyed to Leland Watts by deed from Doge Properties, LLC, of record in Instrument 20041229-0153521, said Register's Office, dated December 21, 2004.

This conveyance is subject to Restrictions and By-Laws of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; and Instrument 20070926-0114999; Book 6400, Page 844; as amended in Book 9723, 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 Plat Book 6400, Page 801; as amended in Book 9397, Page 814; and Book 11509, Page 965, said Register's Office; (3) Declaration of Mutual Reciprocal Easement of record in Book 5868, Page 422, as amended in Instrument 20030624-0086638, said Register's Office; (4) Grant of Easement of record in Instrument 20121114-0104727, said Register's Office.

The signature of Winifred A. Watts, aka Winnifred A. Watts is signed by her duly appointed Attorney-in-Fact, Leland D. Watts, pursuant to the Power of Attorney of record in Book 11741, Page 268, said Register's Office.

Winifred A. Watts, Winnifred A. Watts and Winnfred A. Watts being one and the same person.

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; M-15, M-26, M-27, 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 our hands this 8th day of May, 2015.

Leland D. Watts

Winifred A. Watts
By: Leland D. Watts, as Attorney-in-Fact

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

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 2015.

My Commission Expires: 3/10/19

Notary Public

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 executed the within instrument on behalf of Winifred A. Watts aka Winnifred A. Watts as her Attorney in Fact as the free act and deed of the within named Winifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 2015.

My Commission Expires: 3/10/19

Notary Public

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