WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150059357 DEEDWARR
Recvd: 07/21/15 10:30 2 pgs
Fees: 13.00 Taxes: 166.50
20150721-0071284

PATRICIA NICHOLLS
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 $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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:
Evolutions Transitional Living	NEW OWNER	Parcel ID:
1815 3rd Ave. N.	1815 3rd Ave. N.	08106035200
Nashville, TN 37208	Nashville, TN 37208	

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

Evolutions Transitional Living

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:

LAND in Davidson County, Tennessee, being the north part of the west part of Lot No. 1 on the Plan of the property of Wesley Hyde, deceased, a plan of which is of record in Minute Book 66, Page 15, Chancery Court at Nashville.

Said part of lot fronts 48 feet on the east side of 24th Avenue, North and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Leland D. Watts by Special Warranty Deed from NationsCredit Financial Services Corporation, of record in Instrument 20031103-0161149, dated October 22, 2003, Register's Office for said County.

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 Minute Book 66, Page 15, Chancery Court at Nashville.

This transaction is a Wrap Around Mortgage, i.e., portion of the principal amount of the loan represents the present balance of principal and of accrued interest upon that certain Promissory Note (The Prior Note) in the original principal sum of $51,568.25 dated May 19, 2006, executed by Leland D. Watts, married, payable to the order of Capital Bank & Trust Company which is secured by a Deed of Trust or Mortgage (The "Prior Mortgage") of even date therewith.

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. 26-2-307 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 2012 C 24th Ave. N, Nashville, TN 37208

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 17th day of July, 2015.

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 17th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

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