BILL GARRETT, Davidson County
Trans:T20150081465 DEEDWARR
Recvd: 09/24/15 13:39 2 pgs
Fees:13.00 Taxes:244.20
20150924-0097300

WARRANTY DEED

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 $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(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:
FED Development, LLC	FED Development, LLC	Parcel ID:
1525 MaCaw Street	1525 MaCaw Street	07009013400
Brentwood, TN 37027	Brentwood, TN 37027	

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
FED Development, LLC
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 Lot No. 1 on the Plan of A Subdivision of The Tom Resha Property, which is of record in Plat Book 5210, Page 294, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

INCLUDED, BUT EXPRESSLY EXCLUDED THEREFROM is land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A Subdivision of The Tom Resha Property, which is of record in Plat Book 5210, Page 294, Register's Office for said County, described as follows:

RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Buena Vista Pike, said point being the northwesterly corner of the aforementioned Reeds and Kenner, Jr., property; thence with the northerly boundary of said Reeds and Kenner, Jr. property south 57 deg. 57 min. 08 sec. East 14.93 feet to a point; thence leaving said northern boundary with a new line south 38 deg. 59 min. 47 sec. West 94.88 feet to a point; thence continuing along said new line on a curve to the left, the radius of which is 11,423.16 feet, a central angle of 0 deg. 10 min. 10.1 sec. an arc length of 33.79 feet, to a point in the southern boundary of said Reeds and Kenner, Jr. property; thence with said southern boundary north 57 deg. 57 min. 08 sec. West 10.75 feet to a point on the aforementioned existing southern right-of-way margin north 37 deg. 07 min. 21.6 sec. East, 128.23 feet, more or less, to the point of beginning.

BEING the same property conveyed to Leland D. Watts by deed from Deutsche Bank National Trust Company, as Indenture Trustee, in Trust for the Registered Holders of Argent Mortgage Loan, asset backed note series 2005-W1 under the pooling & servicing agreement dated as of April 1, 2005, by Citi Residential Lending, Inc., Attorney in Fact, of record in Instrument 20080328-0031232, dated March 25, 2008, 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 Plat Book 5210, Page 294, 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.

Power of Attorney of record in Instrument 20050928-0116272, Register's Office for said County.

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 2218 Buena Vista Pike, 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 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 23rd day of September, 2015.

Leland D. Watts by Patricia Nicholls, Attorney in Fact

Leland D. Watts by Patricia Nicholls,
Attorney in Fact

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, Patricia Nicholls, 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 on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.
Witness my hand and official seal at Nashville, Tennessee the 23rd day of September, 2015.

My Commission Expires: 3/10/19

Notary Public

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