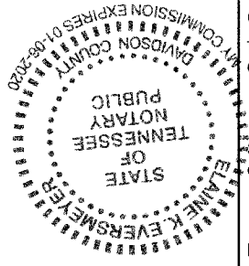
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond A. Watt II	Raymond A. Watt II	119-14-0-047.00
(NAME)	(NAME)	
2716 Ocean Park Blvd, Suite 2014	2716 Ocean Park Blvd, Suite 2014	**Davidson County DEEDWARR** **Recvd: 02/24/16 15:51 3 pgs** **Fees:18.00 Taxes:860.25**
(ADDRESS)	(ADDRESS)	**20160224-0017783**
Santa Monica, CA 90405	Santa Monica, CA 90405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jamie Young f/k/a Jamie T. Wilson and Andrew Young, wife and husband , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nadine Watt, Trustee, of the Raymond A. Watt II 2011 Trust FBO Logan Watt , 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 Lot No. 24, Block D on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the southerly margin of Tanksley Avenue at the corner of Lot Nos. 24 and 25; thence with the line between said lots, southwardly 156.5 feet to the common corner of Lot Nos. 5, 6, 24 and 25; thence with the line between Lot Nos. 6 and 24, eastwardly 75 feet to the common corner of Lot Nos. 6, 7, 23 and 24; thence with the line between Lot Nos. 23 and 24, northwardly 156.5 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Jamie T. Wilson, by Warranty Deed from Emily G. McAlister and husband, Micah McAlister, of record in Instrument No. 20060814-0099844, Register's Office for Davidson County, Tennessee, dated August 9, 2006 and recorded on August 14, 2006.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Andrew Young, spouse of the above named Jamie Young, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 253 Tanksley Avenue, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of February, 2016.

Jamie Young f/k/a Jamie T Wilson

Andrew Young

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23rd day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jamie T. Wilson and Andrew Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).