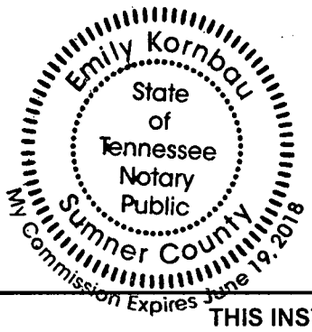
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Joseph Watt and Leslie Kay Watt	new owner	092130J00200CO
(NAME)	(NAME)	
3511 B Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **P & P Development LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Joseph Watt and Leslie Kay Watt, Joint Tenants,** 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 Unit B as shown on Exhibit "B" on the Plan of 3511 Park Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150923-0096758, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Part of the same property conveyed to P & P Development LLC by deed dated May 8, 2015 from William T. Bell and wife, Marilyn M. Bell of record in Instrument No. 20150511-0042642, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3511 B Park Avenue, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20160065223 DEEDWARR
Recvd: 07/29/16 09:08 2 pgs
Fees:13.00 Taxes:1661.30
20160729-0078176

Witness my/our hands this 22 day of July, 2016.

P & P Development LLC

By: _____
Paul L. Riggan, Partner

By: _____
Paul M. Ziady, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Paul L. Riggan and Paul M. Ziady** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Partners** of P & P Development LLC and that they as such **Partners** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Partners.**

WITNESS my hand and seal this 22 day of July, 2016.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 16-Watt