BILL GARRETT, Davidson County
Trans: T20160080201 DEEDWARR
Recvd: 09/13/16 13:19 2 pgs
Fees: 13.00 Taxes: 973.10
20160913-0096248

STATE OF TENNESSEE
COUNTY OF Davidson

~~The actual~~ consideration or value, whichever is greater, for this ~~transfer~~ is 263,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public

My commission expires: 10-18-16

JESSICA LASCELLE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
REI615, LLC	NEW OWNER	**07008002701**
829 Youngs Lane	1013 Gilmore Ave	
Nashville, TN 37207	Nashville, TN 37204	

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 ACKNOWLEDGE, WE,

Jason Watts and Amanda Watts, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REI615, LLC, a Tennessee limited liability company

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 a Parcel of land located in the 2nd Councilmanic District of Metropolitan Nashville Davidson County Tennessee also identified as Parcel 07008002701.

Beginning at a rail road spike in the Southwest property corner of Charles R. Hemphill as of record in Deed Book 9576 Page 932 Registers Office Davidson Co.,TN and the Northern margin of Youngs Lane thence South 84 degrees 56 minutes 02 seconds West a distance of 89.24 feet to a railroad spike; thence leaving North margin Youngs Lane North 20 degrees 14 minutes East 504.29 feet to an iron pin; thence South 70 degrees 49 minutes 05 seconds East 86.85 feet to an iron pin; thence South 20 degrees 56 minutes 18 seconds West 217.78 feet to an iron pin; thence South 21 degrees 01 minutes 52 seconds West 250.00 feet to the point of beginning containing 0.93 acres or 40,689.8 square feet more or less. Survey dated June 15, 2015, by Volunteer Land Surveying Services, P. O. Box 368, Lebanon TN 37088, Phillip E. Holmes Jr. RLS No. 1728.

Being the same property conveyed by Quitclaim Deed from Sandra M. Silas heir at law of Lowell L. Benson Sr. to Jason Watts, unmarried and Amanda Muller, unmarried as recorded on the 22nd day of July, 2015 in Instrument No. 20150722-0072038; Quitclaim Deed from Lowell L. Benson Jr. heir at law of Lowell L. Benson Sr. to Jason Watts, unmarried and Amanda Muller, unmarried as recorded on the 22nd day of July, 2015 in Instrument No. 20150722-0072037, Affidavit of Heirship recorded at Instrument Nos. 20150722-0072035 and 20150722-0072036 and Warranty Deed from Lowell L. Benson to Jason Watts, unmarried and Amanda Muller, unmarried as recorded on the 30th day of May, 2014 in Instrument No. 20140530-0046570, in the Register's Office of Davidson County, Tennessee. Amanda Muller has since married Jason Watts and is now known as Amanda Watts.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 829 Youngs Lane, Nashville, TN 37207.

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 in 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/our hand(s) this 31st day of August, 2016.

Jason Watts

Amanda Watts

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jason Watts and Amanda Watts, the within named Grantor(s), 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, at office, this 31st day of August, 2016.

Notary Public

My Commission Expires: 5/10/18

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON