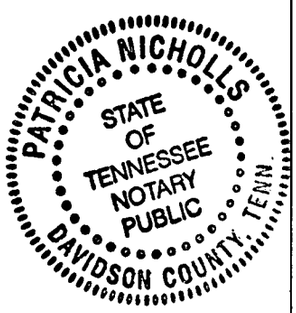
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(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:
Infusion Properties, LLC	Infusion Properties, LLC	Parcel ID:
P.O. Box 23841		06008009500
Nashville, TN 37202		

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 and wife, Winifred A. Watts, a/k/a Winnifred A. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Infusion Properties, 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:

Lot Number 3 on the Plan of Bakerwoods, Section One, as shown on plat of record in Plat Book 7900, Page 694, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING part of the same property conveyed to Leland D. Watts and Winifred A. Watts by deed from Pinnacle National Bank, of record in Instrument 20081201-0116232, dated November 26, 2008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8817, Page 502 and Book 10922, Page 271, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 694, said Register's Office.

Power of Attorney of record in Book 11741, Page 268, 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 212 Broadmoor Drive, 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 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:T20170032945 DEEDWARR
Recvd: 04/19/17 12:18 2 pgs
Fees:13.00 Taxes:481.00
20170419-0038327

Witness our hands this 7th day of April, 2017.

Leland D. Watts

Winifred A. Watts by Leland D. Watts,
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 Leland D. Watts and Winifred A. 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 7th day of April, 2017.

My Commission Expires: 3/10/19

Notary Public

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 on behalf of Winifred A. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Winifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee the 7th day of April, 2017.

My Commission Expires: 3/10/19

Notary Public