Bill Garrett Davidson County
Batch# 7549 DEEDWARR
10/03/2017 12:32:33 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20171003-0101273

WARRANTY DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2017

Notary Public:

MY COMMISSION EXPIRES: 10-7-19
(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:
Fermin Alcides Morales-Maraver	NEW OWNER	Parcel ID:
3221 Laurel Mountain Rd.	3221 Laurel Mountain Rd.	05900019400
Murfreesboro, TN 37129	Murfreesboro, TN 37129	

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

Fermin Alcides Morales-Maraver , married

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:

LYING in the 12th Civil District of Davidson County, Tennessee, being part of Lot #18 on the unrecorded map of the Subdivision of Part of the Marshal Waters Land as follows:

BEGINNING at a point in the northerly margin of New Ewing Road at the southeast corner of the property conveyed to Wallace Dozier Thompson and wife by deed of record in Book 2907, Page 101, Register's Office for Davidson County, Tennessee; thence with their easterly line North 3 deg. 30 min. East 449.2 feet to a point in the center line of Ewing Creek; thence North 81 deg. 30 min. East 39.9 feet to a point and South 79-1/4 deg. east 66 feet; thence Southwest 426 feet to a marker on the northerly margin of New Ewing Drive; thence with the same North 89 deg. 40 min. West 104 feet to the beginning.

Being the same property conveyed to Leland D. Watts, married, by deed from William Patton, Jr., married, of record in Instrument 20100302-0015853, said Register's Office, dated March 1, 2010.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors.

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. 26-2-307 or other similar statute.

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 661 Ewing 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.

Witness my hand this 2nd day of October, 2017.

Leland D. Watts

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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.