WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Instr:200004170038381 Page: 1 OF 2
REC'D FOR REC 04/17/2000 2:56:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.43

Return to: ALLSTAR TITLE 120 Donelson Pk. Ste 201. Nashville TN 37214

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Leonard	← SAME	Map 86-09, Parcel 37.00
(NAME)	(NAME)	
3208 Dockside Drive	← SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	← SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, E. Frances Watrous, an unmarried person and Amy D. Moskinsky, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Leonard and wife, Marilyn Leonard, 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 Lot No. 33 on the Plan of Lakeside Woods Estates, Section 3, as shown of record in Plat Book 7900, Page 218, 219 and 220, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 9775, Page 889, Register's Office of Davidson County, Tennessee.

Amy D. Moskinsky is one and the same person as Amy D. Watrous.

Jeff Moskinsky joins in this conveyance to convey any and all marital interest he may have in the herein described property.

Subject to restrictions as shown of record in Book 6564, Page 740, Book 7347, Page 82 and Book 8228, Page 335, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 7900, Page 218, 219, 220, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3208 Dockside Drive, Hermitage, TN 37076
(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 my/our hand(s) this 31st day of March, 2000.

E. Frances Watrous

Jeff Moskinsky

Amy D. Moskinsky

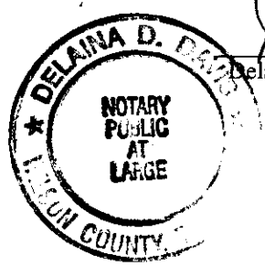
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, E. Frances Watrous, Amy D. Moskinsky and husband, Jeff Moskinsky, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of March, 2000.

Commission expires: May 11, 2002



Delaina D. Davis

Delaina D. Davis Notary Public

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11001102

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Lakeside Woods Estates Section 3 of record in Plat Book 7900, page 218, 219, and 220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to E. Frances Watrous and Amy D. Watrous, both single by Deed from Bobby McGlocklin and wife, Tracy D. Graham McGlocklin dated 8/25/95 and recorded 8/29/95, of record in Book 9775, page 889, Register's Office for Davidson County, Tennessee.

Property Address:
3208 Dockside Dr.
Hermitage, Tennessee 37076