WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe S. Leffew	Joe S. Leffew	136-14-0/023.00
(NAME) Joe S. Leffew	(NAME) 561 Castlegate Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(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,

Roger Maultsby

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

Joe S. Leffew and wife, Jane T. Leffew

, 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 23 on the Map of Castlegate Section 1, as shown on plat of record in Plat Book 4460, page 115, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Roger Maultsby by Trustee's Deed from Larry A. Weiseman and Wanda Hayes successor Trustees of record in Book 11305, page 965 and re-recorded in Book 11326, page 92, and by instrument of record in Book 11305, page 968, re-recorded in Book 11326, page 94, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 561 Castlegate Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 10/02/00 10:54 2pgs
Fees:11.00 Taxes:547.60
20001002-0097074

Witness my/our hand(s) this 19th day of September, 2000.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 9/19/2000, before me personally appeared Roger Maultsby to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of September, 2000.

Commission expires: October 25, 2003

Henry R. Allison, III Notary Public

