WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th, February, 2003.

Notary Public

My Commission Expires MAY 23, 2003

MY COMMISSION EXPIRES: 12/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

h-0742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Bond and Denise Bond	same	136-10-42.00
(NAME)	(NAME)	
333 Clearlake Drive West		
(ADDRESS)	(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, David Leggitt and Janet Leggitt,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon Bond and Denise Bond,** 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:

* husband and wife

** husband and wife

Being Lot No. 481 as shown on the plan of Section Seven-B, Priest Lake Park, of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Leggitt and wife, Janet Leggitt by deed from Donald H. Ellenberg and wife, Marcia A. Ellenberg dated April 30, 2001, of record in Instrument Number 20010502-0044380, Register's Office for Davidson County, Tenenssee.

RE-RECORD

unimproved ☒ (VL)

This is improved ☒ property, known as 333 Clearlake Drive West, 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.

Witness our hands this 18th day of February, 2003.

David Leggitt by Jack Barron, Attorney in fact
David Leggitt

Janet Leggitt by Jack Barron, Attorney in fact
Janet Leggitt

Davidson County DEEDWARR
Recvd: 04/02/03 12:10 2pgs
Fees:12.00 Taxes:0.00
20030402-0043461

Davidson County DEEDWARR
Recvd: 02/25/03 14:58 2pgs
Fees:13.00 Taxes:554.63
[redacted]
20030225-0025007

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 David Leggitt and Janet Leggitt the bargainor (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 and official seal at Brentwood, Tennessee this.

Commission expires: 12-10-2003

Darlene Shutt

Notary Public

DARLENE SHUTT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the underwsigned, a notary public in and for said county and state, the within named Jack Barron, with whom I am personally acquainted, and who, upon oath, acknowledge that he executed the within instrument for the purposes therin contained, and who further acknowlegde that he is the attorney in fact for David Leggitt and that he is authorized by David Leggitt to execute this instrument on his behalf.

Witness my hand and seal 18th day of February, 2003.

DARLENE SHUTT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Shutt My commission expires 12-10-2003

[redacted]

State of Tennessee
Co8unty of Davidson

Personally appeared before me, the undersigned, a notary publc in and for said county and state,the within named Jack Barron, with whom I personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledge that he is the attorney in fact for Janet Leggitt and that he is authorized by Janet Leggitt to execute this instrument on her behalf.

Witness my hand on 18th day of February, 2003.

DARLENE SHUTT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Shutt My commission expires 12-10-2003