WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 09:58 2 pgs
Fees:13.00 Taxes:270.10
20060606-0066581

HOLLY LEIGH GRAINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Leone	Michael Leone	Map 72-15
(NAME) 1614 Riverside Drive	(NAME) AND MARK LEPERA, 8930 BEACON ST.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) FT. MEYERS, FL 33907	Parcel 195
(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, **Martha L. Kincaid, Gladys Johnson, Ruby G. Phillips, and John W. Brown,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Leone**, 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. 8 on the Plan of Porter Road Subdivision of Lot Nos. 2-7 on Shinkle's Subdivision, as shown of record in Plat Book 843, Page 38, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 50 feet on the westerly margin of Riverside Boulevard and extends back 155' 1" on the northerly line and 158' 2" on the southerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to James T. Brown, Sr., and wife Margaret L. Brown by Deed from Robert F. Collins and wife, Mary D. Collins, filed for record 07/28/78 in Book 5317, Page 254, Register's Office for Davidson County, Tennessee, and being further conveyed to Martha L. Kincaid, Ruby B. Phillips, Gladys Johnson, and John W. Brown by Affidavit of Heirship, filed for record as Instrument No. 20060606006650 (1st), Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 843, Page 38, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1614 Riverside Drive, Nashville, TN 37216

(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 24 day of May, 2006.

Ruby G. Phillips

Martha L. Kincaid

Gladys Johnson By Ruby G. Phillips, Attorney in Fact

By Ruby Phillips attorney in Fact

John W. Brown

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Martha L. Kincaid, 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 he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May, 2006.

Commission expires: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Shanna Ray
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of May, 2006, before me personally appeared Gladys Johnson by Ruby G. Phillips as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gladys Johnson, and acknowledged that such person executed the same as the free act and deed of Gladys Johnson.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May, 2006.

Commission expires: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Shanna Ray
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Ruby G. Phillips, 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 he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May, 2006.

Commission expires: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Shanna Ray
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, John W. Brown 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 he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May 2006.

Commission expires: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Shanna Ray
Notary Public