WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21ST~~ 25th DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Susan B. Mott
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/11/07 13:22 2 pgs
Fees:13.00 Taxes:501.72

20070111-0004660

20060266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Le-Vac Gardner	Jason Le-Vac Gardner	Map 034-09, Parcel 47.00
(NAME)	(NAME)	
301 Melissa Drive	301 Melissa Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Leisa Jean Nelson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Le-Vac Gardner and wife, Vannary Huy Gardner, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Gateway, Section 1 as of record in Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leisa Jean Nelson, by Quitclaim Deed from James William Nelson, II, dated January 15, 2004, filed for record on February 9, 2004, of record in Instrument Number 200402090015233, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to James W. Nelson and wife, Leisa J. Nelson, by Deed from Kyle E. Hale and wife, Mitzi Cooper Hale f/k/a Mitzi Rene Cooper, dated July 30, 1999, filed for record on August 9, 1999, of record in Deed Book 11611, Page 44, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 301 Melissa Drive, Goodlettsville, TN 37072

(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 hand this ~~21st~~ 25th day of August, 2006.

Leisa Jean Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

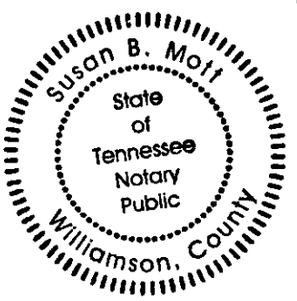
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leisa Jean Nelson, unmarried the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of August, 2006.

Commission expires: 1-16-08

Susan B. Mott

Notary Public



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