WARRANTY DEED

PLEASE RECORD AND RETURN TO: FORSYTHE TITLE AND ESCROW 624 HWY 76 WHITE HOUSE, TN 37188

Vanessa E. Allen Notary Public State of Tennessee Rutherford County

Davidson County DEEDWARR
Recvd: 01/26/07 14:52 2 pgs
Fees:13.00 Taxes:518.65

20070126-0011133

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,175.00

Danielle Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2007.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7-18-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Leek, an unmarried man	New Owner	151100A04800CO
(NAME)	(NAME)	
7013 South Hampton Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville,TN,37213		
(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, I, Stephanie Darlene Denton, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Leek, an unmarried man, 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. 265, Phase One, Villages of Long Hunter, as shown of record in Instrument No. 20010123-0006894, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Darlene Denton, by Quitclaim Deed dated 10/03/02 of record in Instrument No. 20021204-0149297, Register's office for Davidson County, Tennessee.

*Jason A. Gray, spouse of Stephanie Darlene Denton, hereby joins in to convey any and all marital rights to said property.

All matters shown on the plat of record in Instrument No. 200101230006894; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7013 South Hampton Blvd., Nashville,TN,37213
(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 12th day of January, 2007.

Stephanie Darlene Denton

Jason A. Gray

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Stephanie Darlene Denton, and Jason A. Gray, married with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 12th day of January, 2007.

Commission expires: 1-18-2010

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130