WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/07 14:47 2 pgs
Fees:13.00 Taxes:407.00
20070403-0040036

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE BOX 19B
07-03-036-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of April, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LEONARD C. DEAKINS AND EVELYN L. DEAKINS	SUNTRUST MORTGAGE, INC.	162-16-C
(NAME) 415 Leisure Lane	(NAME) 901 Semmes Avenue	24.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CODI E. NOGA AND HUSBAND, DANIEL A. NOGA**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEONARD C. DEAKINS AND WIFE, EVELYN L. DEAKINS**, hereinafter called the Grantee(s), 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. 24, on the Plan of Second Revision of Leisure Heights Subdivision, Phase 1, Section 2, Revised, a Planned Unit Development of record in Book 6900, Page 440, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CODI E. NOGA AND HUSBAND, DANIEL A. NOGA, by Warranty Deed from EUGENIA KAY HARRIS, A SINGLE WOMAN, of record in Instrument No. 20050224-0020416, dated February 22, 2005, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Leisure Heights, Phase 1, Section 2, of record in Book 6146, Page 241, as amended in Book 6150, Page 585, in Book 6259, Page 862, in Book 6396, Page 504, and in Book 7303, Page 232, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 415 Leisure Lane, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 3rd day of April, 2007.

Codi E. Noga
CODI E. NOGA

DANIEL A. NOGA

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 **CODI E. NOGA AND HUSBAND, DANIEL A. NOGA**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of April, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON