(1)

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3060**

Davidson County DEEDWARR
Recvd: 05/07/07 10:05 2 pgs
Fees:13.00 Taxes:2081.25
20070507-0054398

WARRANTY DEED

THIS INDENTURE, made and entered into this **April 30, 2007** ,by and between **Elliott F. Leschen and Susan A. Leschen, husband and wife**, parties of the first part, and **Jonathan Ruchman and Eileen K Ruchman, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 AND THE EASTERLY PART OF LOT NO. 106, ON THE PLAN OF WEST MEADE FARMS, INC., SECTION "E", OF RECORD IN BOOK 1835, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF ROBIN HILL ROAD AT THE CORNER OF LOT NOS. 105 AND 106; THENCE LEAVING THE LINE BETWEEN SAID TWO LOTS AND ROBIN HILL ROAD, NORTH 24 DEG. 40 MINUTES WEST 259 FEET TO AN IRON PIN IN A ROCK; THENCE NORTH 10 DEG. 13 MINUTES WEST 94 FEET TO AN IRON PIN IN THE NORTHERLY OR REAR LINE OF SAID LOT NO. 106; THENCE NORTH 72 DEG. 45 MINUTES EAST 23 FEET TO THE CORNER OF LOT NOS. 105 AND 106; THENCE CONTINUING IN THE SAME DIRECTION 52 FEET, IN ALL 75 FEET TO A CORNER OF LOT NO. 103; THENCE WITH THE LINE BETWEEN LOT NOS. 103 AND 105, SOUTHEASTWARDLY 143.2 FEET TO THE NORTHWEST CORNER OF LOT NO. 104; THENCE WITH THE LINE BETWEEN LOT NOS. 104 AND 105, SOUTHWARDLY 251 FEET TO THE NORTHERLY MARGIN OF ROBIN HILL ROAD; THENCE WITH SAID ROAD, WESTWARDLY 155 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELLIOT F. LESCHEN AND WIFE, SUSAN A. LESCHEN BY WARRANTY DEED FROM CATHIE CATO RENKEN, UNMARRIED, RECORDED ON THE 9TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040709-0081666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **115-16-0-007.00, 115-16-7.00**

☒ Improved OR

☐ Unimproved property located at: **6206 Robin Hill Road, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Elliott F. Leschen

Susan A. Leschen

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Elliott F. Leschen and Susan A. Leschen, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of April, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: **Jonathan Ruchman and Eileen K Ruchman**

and Address: **6206 Robin Hill Road, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Wells Fargo Bank, N.A.
Po Box 1629
Minneapolis, MN 55440-1629

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$562,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **4/30/2007.**

Notary Public

My Commission Expires: 1/26/2008

LEE CRANFORD NOTARY PUBLIC AT LARGE TENNESSEE