WARRANTY DEED



My Commission Expires March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) March 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Shearer Ingham Jr.	new owner	Map 104-13-0
(NAME)	(NAME)	
203 Leonard Avenue		Parcel 55
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **203 LEONARD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN SHEARER INGHAM JR. AND WIFE, SUSAN INGHAM,** 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. 1 on the Final Plat of the Eberling Property, of record in Book 8250, page 201, 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 203 Leonard Partnership, a Tennessee general partnership, by Quitclaim Deed from Kimberly S. Fennell, unmarried, of record in Instrument #20070705-0079888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Book 8250, page 201, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/06/07 13:15 2 pgs
Fees:13.00 Taxes:6105.00



20070706-0080827

unimproved ☐

This is improved ☒ property, known as 203 Leonard Avenue, Nashville, Tennessee 37205

(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 5TH day of July, 2007.

203 LEONARD PARTNERSHIP

By: _____ partner
Kim Fennell, General Partner

By: _____ PARTNER
John Lott, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kim Fennell and John Lott, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be general partners of 203 Leonard Partnership, the within named bargainor, a general partnership, and that they as such general partners, executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee this 5TH day of July, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

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Notary Public