WARRANTY DEED

FILE BOX 19B
07-07-016-C

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Ashley Neese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of July, 2007

Notary Public

My Commission Expires: 5/24/08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/18/07 14:33 2 pgs
Fees:13.00 Taxes:736.30
20070718-0085592

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
JONATHAN J. LEEZER AND CLAIRE L. LEEZER	New Owner	142-14
(NAME) 730 Harpeth Parkway West	(NAME)	10.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN J. LEEZER AND CLAIRE L. LEEZER, HUSBAND AND WIFE**, 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. 70 on the Plan of Harpeth Valley Park, Section I, of record in Book 3600, Page 93 & 94, said Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to The James Walter Pickle Charitable Foundation by Deed from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, deceased and Charlotte C. Pickle, of record in Instrument No. 20040127-0010070, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3857, Page 858, Instrument No. , said Register's Office; 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: 730 Harpeth Parkway West, Nashville, TN, 37221.

(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, its hands, this 16th day of July, 2007

THE JAMES WALTER PICKLE CHARITABLE FOUNDATION

By: Lawrence J Sacks Pres Dent
LAWRENCE J. SACKS, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lawrence J. Sacks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION,** the within named bargainor(s), a Tennessee , and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 2007.



My Commission Expires: ~~01/03/11~~ 7/05/11

Debra K. King
Notary Public

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027