WARRANTY DEED

File Number: 70292

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9, Hermitage, Tennessee 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnella T. Dent Neveland L. Dent	SAME	81-1-30
(NAME)	(NAME)	
1900 Hailey Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/20/07 12:15 2 pgs
Fees:13.00 Taxes:460.28
20070720-0086518

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, Derrick Leonard, husband and wife Christy Leonard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnella T. Dent, wife and her husband, Neveland L. Dent, 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 Lots Nos. 17,18,19,20,21, and the southwesterly 10 feet of Lot No. 22 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G.T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue, at a point 465 feet northeast of the northeasterly margin of Doak Avenue being the corner of Lots Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 135 feet to a point 15 feet southwest of the corner of Lots Nos. 22 and 23; thence southeastwardly and parallel with the line between said two lots, 156 ½ feet, more or less, to the southeasterly line of Lot No. 22; thence southwestwardly 135 feet to the corner of Lots Nos. 16 & 17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

INCLUDED but EXCLUDED from the conveyance is the following described property:

Being Lots No. 17,18, and 19 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G.T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue, at a point 465 feet northeast of the northeasterly margin of Doak Avenue being the corner of Lots Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 75 feet to the corner of Lots Nos. 19 & 20; thence with the line between said two lots, southeastwardly 159 feet; thence southwestwardly 75 feet to the corners of Lots. Nos. 16 &17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

Being the same property conveyed to Derrick Leonard, and his wife Christy Leonard by deed from Tony Ray Clause, dated 2/6/04, of record in Instrument # 200403030023911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☒

This is improved ☐ property, known as 1900 Hailey Ave., Nashville, TN 37218
(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 our hands this 3rd day of July, 2007.

Derrick Leonard

Christy Leonard

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 Derrick Leonard and his wife, Christy Leonard , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained

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

Commission expires: November 22, 2010

SANDRA GOLDEN WOODS Notary Public DAVIDSON COUNTY, TENN.

Sandra Golden Woods Notary Public