WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/07 11:02 2 pgs
Fees:13.00 Taxes:1147.00

20070809-0095314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires FEB. 22, 2011

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Mitchell	First Magnus Financial Corp.	126-14.00
(NAME)	(NAME)	
8936 Highway 70 South	603 N. Wilmot	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tucson, AZ 85711	
(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,

Jackson L. Leap and wife, Susan D. Leap,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molly Mitchell, an unmarried person

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:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957, as follows:

Beginning at a point in the northerly margin of U.S. Highway No. 70, said point being 820.7 feet, more or less, westerly from the northwesterly intersection of Old Charlotte Road and said Highway; thence north 64 deg. 23 min. west with the margin of said Highway 216 feet to a point; thence north 9 deg. 30 min. east, 1150.7 feet to a point; thence north 84 deg. 51 min. east, 200 feet to a point; thence south 8 deg. 49 min. west, 1259.2 feet to the point of beginning.

Being the same property conveyed to Jackson L. Leap and wife, Susan D. Leap by Deed dated April 29, 2002 from Donna Marie Chambers, married and Gene Noble Rutledge, married of record in Instrument No. 20020507-0055850, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the 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.

unimproved ☐

This is improved ☒ property, known as 8936 Highway 70 South, Nashville, TN 37221

(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 August, 2007.

Jackson L. Leap

Susan D. Leap

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 3rd day of August, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Jackson L. Leap and wife, Susan D. Leap, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 3rd day of August, 2007.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

