WARRANTY DEED

Return to:
Chapman & Rosenthal Title, Inc.
3817 Bedford Ave. Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/06/07 09:53 2 pg
Fees:13.00 Taxes:2145.63

20071106-0130733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$595,000.00~~ $579,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY OF SUMNER

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin W. Leach	ABN AMRO Mortgage Group	Map 130-4
(NAME)	(NAME)	
4309 Estes Road		Parcel 24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	2600 W. Big Beaver Road	MY COMMISSION EXPIRES NOV 22 2010
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
	Troy, MI 48084	

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, **RUSSELL W. BROTHERS III AND WIFE, KIM BROTHERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN W. LEACH AND KERRY D. LEACH, HUSBAND AND WIFE,** 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. 13 on the Plan of Esteswood Subdivision of record in Plat Book 974, page 30, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russell W. Brothers, III and wife, Kim Brothers, by deed dated May 11, 2000 from Charles D. Robison and wife, Elizabeth B. Robison, of record in Instrument #20000515-0048662, said Register's Office.

This conveyance is subject to (a) ~~2007~~ 2008 real property taxes; (b) all matters appearing on the plan of record in Book 974, page 30, said Register's Office; and (c) restrictive covenants of record in Book 4108, page 592, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4309 Estes Road, Nashville, Tennessee 37215

(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 26 day of October, 2007.

Russell W. Brothers III by Kim Brothers atty in fact

Russell W. Brothers III, by Kim Brothers,
Attorney In Fact

Kim Brothers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of October, 2007, before me personally appeared Kim Brothers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Russell W. Brothers III, and who acknowledged that she executed the same as the free act and deed of Russell W. Brothers III.

Witness my hand and official seal, at Nashville, TN, this 26 day of October, 2007.

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

Notary Public

Commission expires:

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 Kim Brothers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of October, 2007.

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

Notary Public

Commission expires: