WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Elizabeth Lee Tarkington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2008.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Tarkington	First Tennessee Home Loans	061-07-0 106.00
(NAME)	(NAME)	
906 Broadmoor Drive	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Irving, TX 75063	
(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, I, Tami R. Leonardo and wife, Phyllis B. Leonardo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Tarkington, a married man, 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 of Block "E" on the Plan of Broadmoor, as of record in Plat Book 547, Page 161, Register's Office for said County.

Said Lot No. 13 fronting 50 feet on the Southerly side of Woodruff Drive, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to TAMI R. LEONARDO AND WIFE, PHYLLIS B. LEONARDO, by deed from HAROLD J. GIBSON, of record as Instrument No. 20050524-0058507, dated May 20, 2005, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 906 Broadmoor Drive, Nashville, TN 37216
(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.

Davidson County DEEDWARR
Recvd: 03/04/08 14:05 2 pgs
Fees:13.00 Taxes:725.20
20080304-0021684

Witness our hands this 15th day of February, 2008.

Tami R. Leonardo

Phyllis B. Leonardo

STATE OF: TENNESSEE
COUNTY OF: Davidson

On this 15th day of February, 2008, personally came Tami R. Leonardo and Phyllis B. Leonardo and I have made known to them the contents of this agreement and having personally satisfied myself on the basis of sufficient evidence that he/she/they are the persons signing above executed the same as his/her/their voluntary act and deed.

My Commission Expires:
01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212