WARRANTY DEED

Return TO:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

60560297

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,050.00

Margaret R. Meers — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: January [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole R. Leonardi	Wells Fargo Bank NA	14214017900
(NAME)	(NAME)	
7533 Old Harding Road	3900 East Mexico Ave., #800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Denver, CO 80210	
(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, Julian E. Baxter and wife, Mitzi E. Bishop, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicole R. Leonardi, unmarried, 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. 696 on the Plan of Section 3, Harpeth Woods, of record in Book 5200, Page 270, Register's Office for said County.

Being the same property conveyed to Julian E. Baxter and wife, Mitzi E. Bishop, by Assumption Deed dated April 30, 1990 from Phillip C. Valentine, Unmarried of record in Book 8099, Page 509, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mitzi E. Bishop by Julian E. Baxter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 200808060008 10 23, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 7533 Old Harding Road, 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.

Davidson County DEEDWARR
Recvd: 08/06/08 11:33 2 pgs
Fees:13.00 Taxes:625.49
20080806-0081024

Witness our hands this 1st day of August, 2008.

Julian E. Baxter

Mitzi E. Bishop
By Julian E. Baxter as Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1 day of August, 2008 before me personally appeared Julian E. Baxter, the person who executed the foregoing instrument on behalf of Mitzi E. Bishop, and acknowledged that he executed the same as the free act and deed of the said Mitzi E. Bishop, through Power-Of-Attorney granted Julian E. Baxter by the said Mitzi E. Bishop.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2008.

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

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 Julian E. Baxter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2008.

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public