BILL GARRETT, Davidson County
Trans: T20100020460 DEEDWARR
Recvd: 04/07/10 13:54 2 pgs
Fees: 13.00 Taxes: 814.00
20100407-0026176

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2010.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KYLE F. MOTHERSHEAD 2321 Castlewood Drive Nashville, TN 37214	Same address as new owner	MAP 84-15 PARCEL 73.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND NO/100 ($220,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **STUART D. LEITH, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KYLE F. MOTHERSHEAD and MARY KATHRYN HARCOMBE, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section II, Castlewood Estates, of record in Book 2331, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stuart D. Leith, married by deed from Nancy M. May and husband, Charles C. King dated 2/26/01 and filed for record on 2/27/01 of record in Instrument Number 20010227001826 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Book 2331, page 91; to any and all restrictive covenants and easements of record; all of the Register's Office for Davidson County, Tennessee.
>
> This is improved property being known and designated as 2321 Castlewood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **CHERYL LEITH,** wife of the aforesaid **STUART D. LEITH,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **STUART D. LEITH.**

WITNESS OUR HANDS, this the 2nd day of April, 2010.

STUART D. LEITH

CHERYL LEITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Stuart D. Leith and Cheryl Leith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of April, 2010.

Notary Public

My commission expires: _____

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010