RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $125,000.00

Tracy Tam
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF April, 2010.

Jenny Averhoff
NOTARY PUBLIC

My Commission expires: 11-21-13

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Ann Fussell	OWNER	160140B09900
(NAME)	(NAME)	
5803 Brentwood Trace		
Brentwood, TN 37027		(CITY)
(STATE) (ZIP) (CITY)	(STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Ellouise W. Leonard** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Ann Fussell**, a single woman hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5803, on the plan of 2nd Revision Brentwood Trace Condominiums, or record in Plat Book 5200, Page 261,Register's Office for Davidson, Tennessee,.

Being the same property conveyed to George K. Leonard, Jr. and wife, Ellouise W. Leonard by deed from Haury & Smith Contractors, Inc. of record in Book 5599, Page 100 Register's Office for Davidson County, Tennessee. The said George K. Leonard, Jr., died at which time the property became vested in his surviving spouse, Ellouise W. Leonard. The said Ellouise W. Leonard died, testate, on September 19, 2009, at which time the property became vested in the Estate of Ellouise W. Leonard, deceased, Docket No. P5536, Chancery Court for Williamson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Taxes for the year 2010 and subsequent years, a lien not yet due and payable

This is improved property known as **5803 Brentwood Trace, Brentwood, TN 37027**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

BILL GARRETT, Davidson County
Trans:T20100021840 DEEDWARR
Recvd: 04/13/10 11:19 2 pgs
Fees:13.00 Taxes:462.50

20100413-0027841

Witness my hand this 8th day of April , 2010.

Seller: The Estate of Ellouise W. Leonard

E. Cam Leonard

By: E. Cameron Leonard, Executor

STATE OF Washington
County of King

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, E. Cameron Leonard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 2010.

My Commission expires:
April 13, 2013

Notary Public

MARK A WILSON
COMMISSION EXPIRES
NOTARY
PUBLIC
APR. 13, 2013
STATE OF WASHINGTON