File No. 210040074

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/10 15:05 3 pgs
Fees:18.00 Taxes:111.00
**20100416-0028944**

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~RUTHERFORD~~ EL PASO
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

By Christopher Leahy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2010.

Cynthia D. Nelson
Notary Public

MY COMMISSION EXPIRES: July 17, 2010
(AFFIX SEAL)

CYNTHIA D. NELSON NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES JULY 17, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ricky Earps | OWNER | 13615007100 |
| (NAME) | (NAME) | |
| 3031 Smith Springs Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ryan Christopher Leahy**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ricky Earps, unmarried**, hereinafter called the grantee(s), HIS 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 all of Lot No. 112 on the Plan of Harbour Town, Section Two, of record in Plat Book 4675, Pages 146-147, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ryan Christopher Leahy by Deed dated April 13th, 2010 from Betty Jean Leahy Ewen of record in Record Book _____, page _____, Register's Office for said County.

**This QuitClaim deed is being given to replace a lost quitclaim deed from Betty Jean Leahy ( now known as Betty Jean Leahy Ewen) to Gregory T. Leahy.** The said Gregory Thomas Leahy died intestate on February 8, 2010, leaving Ryan Christopher Leahy as his sole heir at law as evidenced by Docket 10P314, Clerk's Office for Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Gregory T. Leahy and wife, Betty Jean Leahy, by Deed from Arthur C. McGrady and wife, Wilma McGrady, of record in Book 5167, Page 301, dated June 30, 1977 and filed for record on July 5, 1977, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictions of record in Book 4806, Page 87, and Book 4931, Page 667, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3541 Anderson Road, Antioch, TN 37013
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 my/our hands this 16th day of April, 2010.

Ryan Christopher Leahy

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~RUTHERFORD~~ EL PASO

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ryan Christopher Leahy the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of April, 2010.

Commission expires: July 17, 2010

Cynthia D. Nelson
Notary Public

CYNTHIA D. NELSON NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES JULY 17, 2010

**File Number: 210040074**
**RETURN TO:**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY