Return To: Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Lori L. Leonard
713 Winchester Place
Antioch, TN 37013
SEND TAX BILLS TO:
Primary Residential Mtg Inc
4750 W. Wiley Post Way #200
Salt Lake City, UT 84116

WARRANTY DEED

(Map 151-10-O-A, Parcel 73.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **RENEE D. STEVENSON, unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **LORI L. LEONARD, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 290, Phase I, Villages of Long Hunter P.U.D. according to plat and survey of same appearing of record in Instrument 20010123-0006894, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Renee D. Stevenson, unmarried, by Warranty Deed from Ole South Properties, Inc., dated July 19, 2002, of record in Instrument 20020726-0090139, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument 20010123-0006894; to restrictive covenants of record in Instrument 20010331-0056382; to homeowners association matters of record in Instruments 20010531-0056383, and 20010531-0056381; to easements of record in Instruments 20000906-0088271, 20000906-0088272, Book 1101, page 457, Book 1115, page 302, Book 8197, page 288, Book 8358, page 91, Book 8358, page 94, Book 9691, page 919, Book 2338, page 466, and Book 4446, page 423, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 713 Winchester Place, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2010 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20100027493 DEEDWARR
Recvd: 05/07/10 11:42 2 pgs
Fees:13.00 Taxes:499.13
20100507-0035011

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 28th day of April, 2010.

RENEE D. STEVENSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Renee D. Stevenson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2010.

Notary Public

My Commission Expires: **SEPTEMBER 7, 2010**

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, 2010.

Notary Public

My commission expires: **SEPTEMBER 7, 2010**

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20100114