File No. 210040073

WARRANTY DEED

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,200.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-19-13
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans: T20100028579 DEEDWARR
Recvd: 05/12/10 12:11 2 pgs
Fees: 13.00 Taxes: 333.74
20100512-0036546

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Spray	Johnny Spray	Tax Parcel Number - 09801011100
(NAME) 1904 Kailey Hayes Court	(NAME) SAME	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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 Johnny Spray, 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 Lot No. 3 on the Final Plat of St. Charles Place, of record in Plat Book 5200, Page 692, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carolyn Brown, unmarried, by Deed from David F. Brawner and Susan V. Brawner, husband and wife, of record in Book 8876, Page 892, dated February 8, 1993 and filed for record on March 2, 1993, Register's Office for Davidson County, Tennessee.

The said Carolyn Brown died testate on March 9, 2002 devising subject property to Gregory T. Leahy as evidenced by the Last Will and Testament of Carolyn Brown filed under Docket 02P711, in the Probate Court Clerk's Office for Davidson County, Tennessee.

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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5708 Saint Charles Court, Hermitage, TN 37076
(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 29 day of April, 2010.

Ryan Christopher Leahy

STATE OF Colorado

COUNTY OF 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 29th day of April, 2010.

Commission expires: July 17, 2010

Notary Public

CYNTHIA D. NELSON NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES: JULY 17, 2010

File Number: 210040073

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167