WARRANTY DEED

G-ZR-10-0305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel P. Leinart	Samuel P. Leinart	
305 Hollow Tree Court (ADDRESS)	305 Hollow Tree Court (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	155-8-A-60.00 CO

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, we VANESSA HENDRICK-GARNER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL P. LEINART , unmarried , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 60, POPLAR CREEK ESTATES, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 647, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO VANESSA HENDRICK-GARNER BY WARRANTY DEED FROM G. BRYANT GARNER AND WIFE, SANDRA K. GARNER, RECORDED ON THE 13TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040913-0110338, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 647; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6804, PAGE 536 AND BOOK 9472, PAGE 824; HOA CHARTER OF RECORD IN BOOK 7120, PAGE 125; EASEMENT FOR UTILITIES OF RECORD IN BOOK 6613, PAGE 533; EASEMENT FOR WATER LINE OF RECORD IN BOOK 4817, PAGE 784; STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6613, PAGE 705; AND CONVEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20011017-0113305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN THE AFOREMENTIONED PROPERTY.

unimproved ( )
This is improved (X) property, known as 305 Hollow Tree Court, Nashville, Tennessee 37221
(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), their 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), their 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.

BILL GARRETT, Davidson County
Trans: T20100029948 DEEDWARR
Recvd: 05/18/10 14:44 2 pgs
Fees: 13.00 Taxes: 954.60
20100518-0038358

Witness my/our hand(s) this 10th day of May, 2010.

Vanessa Hendrick-Garner

Grey Garner

STATE OF Tennessee
COUNTY OF Davidson

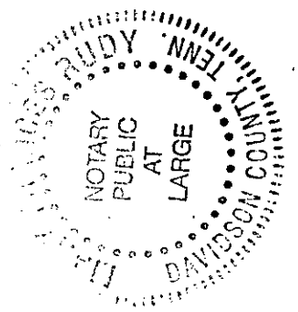
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanessa Hendrick-Garner and Grey Garner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903