WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2010.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Massimiliano Esposito	New Owners	
(NAME)	(NAME)	149-3-4
2447 Broadview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HAROLD R. LEACH, TRUSTEE OF TRUST B (ESTELLE K. LEACH CREDIT SHELTER TRUST) ESTABLISHED IN THE LEACH FAMILY LIVING TRUST UNDER AGREEMENT DATED JULY 20, 1993**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASSIMILIANO ESPOSITO AND WIFE, LINDA T. ESPOSITO,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 424, Edge-O-Lake Estates, Section 6, of record in Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Harold R. Leach, Trustee of Trust B (Estelle K. Leach Credit Shelter Trust) established in the Leach Family Living Trust under agreement dated July 20, 1993 by deed from Harold R. Leach, Trustee of the Leach Family Living Trust established under agreement dated July 20, 1993, dated April 25, 2010, of record as Instrument No. 20100505-0034031, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold R. Leach, Trustee of the Leach Family Living Trust established under agreement dated July 20, 1993 by deed from A. L. Maloney, Trustee of the 2447 Broadview Drive Land Trust dated August 24, 1993, dated April 17, 2010, of record as Instrument No. 20100505-0034029, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. L. Maloney, Trustee of the 2447 Broadview Drive Land Trust dated August 24, 1993 by deed from Harold R. Leach and Estelle K. Leach, dated October 6, 1993, of record in Book 9221, page 57, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) all matters appearing on the plan of record in Book 3700, pages 15 and 16, Register's Office of said County; and (c) restrictions of record in Book 3908, page 161, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2447 Broadview Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100039824 DEEDWARR
Recvd: 06/30/10 09:07 2 pgs
Fees:13.00 Taxes:477.30
20100630-0050997

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 28th day of June, 2010.

Harold R. Leach, Trustee

Harold R. Leach, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold R. Leach, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2010.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011