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

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044787 DEEDWARR
Recvd: 07/22/10 09:01 2 pgs
Fees:13.00 Taxes:333.00
20100722-0057226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

W. K. Dial
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2010.

Christine L. Lynd
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. LYND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

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
Susan Garrett King	New Owner	
(NAME)	(NAME)	26-9-52
418 Moss Trail		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **H. BRIAN LEEPER, EXECUTOR OF THE ESTATE OF DORETTA V. LEEPER, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN GARRETT KING,** HEREINAFTER CALLED THE GRANTEE, HER HEIR 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. 29 on the Map of Goodlettsville Heights, Section No. 2, of record in Plat Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James F. Leeper and wife, Doretta Leeper by deed from James H. Ray and wife, Lois B. Ray, of record in Book 3256, page 55, Register's Office for Davidson County, Tennessee. The said James F. Leeper having since died on November 23, 1990. The said Doretta Leeper having since died on March 30, 2010 and by her Will of record in Docket No. 10P-1128, Probate Court Clerk's Office for Davidson County, Tennessee, Howard Brian Leeper, Executor is authorized to sell the subject property without the joinder of any beneficiaries.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, pages 120 & 121, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 418 Moss Trail, Goodlettsville, TN 37072
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 20th day of July, 2010.

H. Brian Leeper, Executor

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 H. Brian Leeper, Executor, 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 20th day of July, 2010.



My Commission Expires MAR. 4. 2013

John Gregory Hardeman Notary Public