BILL GARRETT, Davidson County
Trans:T20100056162 DEEDWARR
Recvd: 09/08/10 08:20 2 pgs
Fees:13.00 Taxes:777.00

20100908-0071284

WARRANTY DEED

G-FCP-10-3314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
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
John S. Kinzey, Jr.	John S. Kinzey, Jr.	
3314 West End Avenue #601 (ADDRESS)	(NAME) 3314 West End Avenue #601 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	104-6-B-601.00 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 JEFFREY LEACH AND WIFE, SOHA MOHAMMAD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN S. KINZEY, JR. , UNMARRIED AND ANNE COOPER RICHARDSON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 UNIT 601, THE PARK ROAD CONDOMINIUM, NOW KNOWN AS WEST END PARK CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 390 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5845, PAGE 831, AMENDED AT INSTRUMENT NO. 20071213-0143676, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY LEACH, UNMARRIED BY WARRANTY DEED FROM DONNA A. GARRETT, UNMARRIED, RECORDED ON THE 5TH DAY OF OCTOBER, 1998 IN BOOK 11142, PAGE 555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JEFFREY LEACH HAVING SINCE MARRIED SOHA MOHAMMAD. SOHA MOHAMMAD JOINS IN THIS INSTRUMENT TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT OF RECORD IN PLAT BOOK 5200, PAGE 390; MASTER DEED OF RECORD IN BOOK 5845, PAGE 831, AMENDED AT INSTRUMENT NO. 20071213-0143676; EASEMENT OF RECORD IN INSTRUMENT NO. 20020830-0105466 AND CHARTER OF RECORD IN BOOK 5845, PAGE 824 AND AMENDED IN INSTRUMENT NO. 20071213-0143676, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3314 West End Avenue #601, Nashville, Tennessee 37203
(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.

Witness my/our hand(s) this 27th day of August, 2010.

Jeffrey Leach

Soha Mohammad

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Leach and Soha Mohammad, 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 27th day of August, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC

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