WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

R-VRES-10-1810

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 November, 2010.

Notary Public

My Commission Expires May 21, 2011

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA K. RUDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Austin Atteberry	New Owner	
1810 Eastland Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	08306041000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TIM LEFFEL AND WIFE, DONNA M. LEFFEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AUSTIN ATTEBERRY , 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 NO. 2, ON THE PLAN OF A SUBDIVISION OF PART OF LOT NO. 8 OF THE W. L. HORN ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4060, PAGE 105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TIM LEFFEL AND WIFE, DONNA M. LEFFEL BY WARRANTY DEED FROM CASON A. DICKINSON, UNMARRIED, RECORDED ON THE 4TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010404-0032656, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 4060, PAGE 105; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1810 Eastland Avenue, Nashville, Tennessee 37206
(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:T20100072259 DEEDWARR
Recvd: 11/15/10 14:29 2 pgs
Fees:13.00 Taxes:954.60
20101115-0091354

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

Tim Leffel by Anna Altic as Attorney in Fact
Tim Leffel by Anna Altic as Attorney in Fact

Donna M. Leffel by Anna Altic as Attorney in Fact
Donna M. Leffel by Anna Altic as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of November, 2010, before me personally appeared Anna Altic to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tim Leffel and wife, Donna M. Leffel and who acknowledged he/she/they executed the same as the free act and deed of the said Tim Leffel and wife, Donna M. Leffel.

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

Notary Public

My Commission Expires: 01/07/2013

DANA DELMORTA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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