WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
16109

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia G Lekki	Wells Fargo	52-13-31
(NAME)	(NAME)	
2525 Miami Avenue	P.O. Box 23030	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Jacksonville, FL 32241	
(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, Brian J Anthony and Rachelle C Anthony, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia G Lekki and husband Jason A Lekki, 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. 8 on the Plan of McCauley's Subdivision of part of Lot No. 7 on the Robert Young Farm of record in Plat Book 547, Page 123, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 8 fronts 50 feet on the westerly margin of Miami Avenue (as widened) and runs back between parallel lines measuring 215 feet more or less to a dead line in the rear.

Being the same property conveyed to Brian J Anthony and Rachelle C. Anthony, by deed of record in Instrument No. 20011001-0105627, Register's Office for Davidson County, Tennessee. The said Brian J Anthony and Brian Anthony being one and the same. The said Rachelle C. Anthony being on and the same as Rachelle Anthony.

This conveyance is subject to any and all existing restrictions and easements of record.
This instrument is executed on behalf of Brian J Anthony and Rachelle C Anthony by Joyce Wolfe as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. __*__, in the Register's Office for Davidson County, Tennessee.

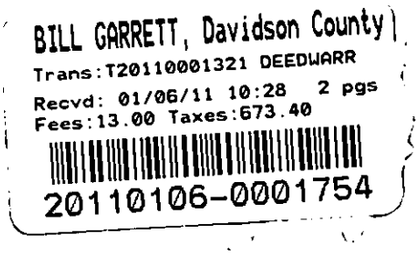
*20110106000753

unimproved ☐

This is improved ☒ property, known as 2525 Miami Avenue, Nashville, TN 37214

(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 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 our hands this 31st day of December, 2010.

Brian J Anthony by Joyce Wolfe his ATTORNEY INFACT

Rachelle C Anthony by Joyce Wolfe her ATTORNEY INFACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of December, 2011, before me personally appeared Joyce Wolfe, the person who executed the foregoing instrument on behalf of Brian J Anthony and Rachelle C Anthony and who acknowledged that she executed the same as the free act and deed of the said Brian J Anthony and Rachelle C Anthony, through Power of Attorney granted her by the said Brian J Anthony and Rachelle C Anthony

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2010.

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public