Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0190

BILL GARRETT, Davidson County
Trans:T20110026165 DEEDWARR
Recvd: 05/03/11 14:47 2 pgs
Fees:13.00 Taxes:1110.00
20110503-0033891

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of April, 2011

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

ADDRESS OF NEW OWNER:
Jonathan J. Leezer
900 Brancaster Lane
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
172-14-0A-126.00CO

WARRANTY DEED

FOR AND IN 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, I/WE,

David McCarthy and wife, Laura McCarthy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan J. Leezer and wife, Claire Leezer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 55 on the Final Plat of Section Three of Wexford Downs of record in Plat Instrument No; 200008100079246, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David McCarthy and Laura McCarthy, husband and wife, by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010803-0083088, dated 07/27/2001 and filed for record on 08/03/2011, in the Register's Office for Davidson County, Tennessee. Re-recorded in Instrument No. 20020108-0002489, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 900 Brancaster Lane Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of April, 2011

David McCarthy
David McCarthy

Laura McCarthy
Laura McCarthy

STATE OF Wisconsin
COUNTY OF Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David McCarthy & Laura McCarthy 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.

26 Witness my hand and official seal at Dudley, ~~Tennessee~~ Wisc this 26 day of April, 2011.

Eileen M Ganiere
Notary Public

Commission Expires:
1-11-2015

