WARRANTY DEED

R-VRES-11-323

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

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
Christopher Leonard	Access National Mortgage	
323 Hancock Street	(NAME) 2000 Glen Echo Road, Suite 211	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nasville, TN 37215	082-07 183.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we KIMBERLY E. RODGERS AND MICHELE MCGINNIS, BOTH UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER LEONARD, 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 43, EAST NASHVILLE REAL ESTATE CO'S PLAN OF LOTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 11, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HEIDI E. BIMROSE, UNMARRIED, AND KHETTE COX, UNMARRIED TO KIMBERLY E. RODGERS AND MICHELE MCGINNIS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 15TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090615-0055483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNSSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 11 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 323 Hancock Street, Nashville, Tennessee 37207
(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:T20110063170 DEEDWARR
Recvd: 10/10/11 15:41 2 pgs
Fees:13.00 Taxes:547.60
20111010-0078686

Witness my/our hand(s) this 7th day of October, 2011.

Kimberly E. Rodgers by John Gleaves,
Attorney In Fact

Michele McGinnis by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of October, 2011, before me personally appeared John Gleaves 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 Kimberly E. Rodgers and Michele McGinnis, and who acknowledged he executed the same as the free act and deed of the said Kimberly E. Rodgers and Michele McGinnis.

Witness my hand and official seal, this the 7th day of October, 2011.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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