Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075423 DEEDWARR
Recvd: 11/30/11 13:48 2 pgs
Fees:13.00 Taxes:625.30
20111130-0093158

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
James D. Leach II	NEW OWNER	126150A14000CO
(NAME)	(NAME)	
716 Settlers Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas M. Kavanagh and wife, Elizabeth Kavanagh**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James D. Leach II and wife, Marcia J. Leach , as Tenants by the entirety**, hereinafter called the GRANTEE(S), their heirs and/or 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 241, on the plan of Section Three, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 758 and 759, 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 to Thomas M. Kavanagh and Elizabeth Kavanagh by Deed from Joseph J. Hrasna, III, unmarried, dated 05/04/2011 and filed for record on 05/20/2011 in Instrument 201105200038750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 470, Plat Book 9700, Page 758-759, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Instrument No. 200001260008529, Instrument No. 200107170075902, Instrument No. 200106070060003, Instrument No. 200110030107279 and Instrument No. 200111190126832, said Register's Office.

Charter of record in Book 9607, Page 534, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200111190126831, said Register's Office.

Easements in Book 8992, page 63 and Book 9665, page 420, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 200011200114598 and Instrument No. 200212170155375, said Register's office.

Subject to rights of others in and to the common areas and/or elements.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 716 Settlers Court, Nashville, TN 37221

(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/or 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/or 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 29th day of November, 2011.

Thomas M. Kavanagh

Elizabeth Kavanagh

State of Tennessee
County of Williamson

Personally appeared before me Thomas M. Kavanagh and Elizabeth Kavanagh, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027