Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11111580

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $467,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2011.

Notary Public
My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20110081031 DEEDWARR
Recvd: 12/22/11 09:35 2 pgs
Fees:13.00 Taxes:1727.90
20111222-0099970

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Leopard 1210 Carl Seyfert Memorial Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 145-14-55.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert P. Jones and wife, Judith Ann Jones,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Leopard, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Galaxy Estates, of record in Plat Book 4175, Page 77, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Jones and wife, Judith Ann Jones by Warranty Deed from Patsy H. Lamb, unmarried, recorded on the 26th day of September, 2000 in Instrument No. 20000926-0095468, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALAXY ESTATES, as recorded in Plat Book 4175, Page(s) 77.

This is improved property located at 1210 Carl Seyfert Memorial Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2011.

Robert P. Jones

Judith Ann Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Jones and Judith Ann Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2011.

Notary Public
My Commission Expires: _____

