03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2011.

Notary Public
My commission expires: ~~2/11/2013~~ 9/22/14 RC

SUMNER COUNTY STATE OF TENNESSEE NOTARY PUBLIC RACHELLE CAUDILL

03-1111-37416

Address of New Owner:	Send Tax Bills to:	Tax-Information
Jana Rohlickova 4056 Manning Hollow Road Pegram TN 37143	New Owner	112-00-0-133.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leader Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jana Rohlickova and Petr Pavlik**, hereinafter called the Grantees, their successors 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. 1 on the Plan of the Heath D. Manning Subdivision, of record in Book 6200, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leader Investments, LLC by Substitute Trustee's Deed from Shapiro & Kirsch LLP, as Substitute Trustee, dated May 26, 2011, recorded June 5, 2011 in Instrument No. 20110615-0045710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4056 Manning Hollow Road, Pegram, TN 37143

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 my hand this 9 day of 12-20, 2011.

Leader Investments, LLC, a Tennessee limited liability company

BILL GARRETT, Davidson County
Trans:T20110082513 DEEDWARRSP
Recvd: 12/29/11 13:17 2 pgs
Fees:13.00 Taxes:310.80
20111229-0101857

By: _____
Ron Stimpson
its Chief Manager

State Of Tennessee
County Of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ron Stimpson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Leader Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he is authorized by Leader Investments, LLC, a Tennessee limited liability company, to execute this instrument on its behalf.

Witness my hand in Memphis, TN, this 20th day of December, 2011.

_____
Notary Public
State of Tennessee at Large

RENELLE G. EISKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 19, 2012

My Commission expires
June 19, 2012