WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120027890 DEEDWARR
Recvd: 04/17/12 14:18 2 pgs
Fees:13.00 Taxes:432.90
20120417-0032795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANELL L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Desind	Mortgage Lenders of America,LLC	
(NAME)	(NAME)	
4820 Shshone Drive	8400 W. 110th Street, #500	65-13-77
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HAROLD R. LEACH, TRUSTEE OF TRUST A,** (SURVIVING GRANTOR TRUST) ESTABLISED IN THE LEACH FAMILY LIVING TRUST U/A/D 07/20/1993 HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS TRANSFERS AND CONVEYS UNTO **JUSTIN DESIND, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 488 on the Plan of Sherwood Forest, Section 5, as of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harold R. Leach, Trustee of Trust A, (Surviving Grantor Trust) established in the Leach Family Living Trust U/A/D 07/20/1993 by Quitclaim deed from Harold R. Leach, Trustee of the Leach Family Living Trust U/A/D 07/20/93 of record in Instrument No 20120417-0032794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 4660, page 190, said Register's Office; and (c) restrictive covenants of record in Book 4990, page 72, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4820 Shshone Drive, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 30th day of March, 2012.

Trust A (Surviving Grantor Trust) established in the
Leach Family Living Trust U/A/D 07/20/93

Harold R. Leach Trustee

By: Harold R. Leach, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold R. Leach,,the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of Trust A (Surviving Grantor Trust) established in the Leach Family Living Trust U/A/D 07/20/93, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015