BILL GARRETT, Davidson County
Trans:T20120031925 DEEDWARR
Recvd: 05/02/12 08:31 3 pgs
Fees:18.00 Taxes:1518.85
20120502-0037339

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23848-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James E. Dunn Margaret R. Dunn P.O. Box 40070 Nashville, TN 37204	New Owner	Map/Parcel # 105-07-0-188-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DANIEL T. LEECH and wife, SARA B. LEECH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. DUNN and wife, MARGARET R. DUNN, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 6 and 7 inclusive and the westerly 44.5 feet of Lot 5 of block 4 on the map of a subdivision of certain blocks of Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, Tennessee.

Said lots and part of adjacent lot adjoin and front together 144 feet, more or less, on the southerly side of Merritt Avenue and run back between parallel lines 173 feet, more or less, to the margin of an alley.

This is improved real property that is known as 513 Merritt Avenue, Nashville, Tennessee.

Being part of the same property conveyed to Daniel T. Leech by Installment Deed from Sarah Fugitt Poynor of record in Book 4561, Page 500, dated December 15, 1971, and further conveyed to Daniel T. Leech and wife, Sara B. Leech, Trustees U/A/D November 24, 1997, of the Leech Joint Revocable Living Trust Agreement by Quitclaim Deed from Daniel T. Leech of record in Book 10701, Page 338, dated November 24, 1997 and further being all the same property conveyed to Daniel T. Leech and wife, Sara B. Leech, individually, as equal tenants in common (and not as tenants by the entireties) by Quitclaim Deed from Daniel T. Leech and wife, Sara B. Leech, as Trustees U/A/D November 24, 1997 of record as Instrument No. 20060911-0112099, dated August 24, 2006, said Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 513 Merritt Avenue, Nashville, TN 37203.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30th day of April, 2012.

Daniel T. Leech

Daniel T. Leech

Sara B. Leech

Sara B. Leech

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 Daniel T. Leech and Sara B. Leech, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of April, 2012.

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Etta Carter

Notary Public
My Commission Expires: 11/3/15

The actual consideration or value, whichever is greater, for this transfer is $410,500.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years not yet due and payable. Map/Parcel #105-07-0-188-00, which taxes the Grantees assume and accept to pay.

2. Subject to the matters shown on the Plan of record in Plan Book 2, Page 150 of the Chancery Court of Davidson County, Tennessee.

3. Grant of Gas Service Line of Fuel Line Easement to Nashville Gas Company, of record in Book 5497, Page 716, Register's Office for Davidson County, Tennessee