WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Damore	Franklin American Mortgage Company	148-05-0-172.00
(NAME)	(NAME)	
346 Leo Lane	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **Robert J. Lenard, Trustor and/ or Trustee of The Lenard Revocable Living Trust, dated August 23, 2007**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Damore, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 40 fronts 80 feet on the north side of Leo Lane and extends back 274.2 feet on the west line and 313.9 feet on the east line which is broken line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Robert Lenard by Warranty Deed from Harry Joseph Frahn, III and Priscilla F. Gaulden, sole heirs at law of Harry J. Frahn, Jr., deceased, dated October 2, 1998, of record in Book 11142, page 932, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to The Lenard Revocable Living Trust, dated August 23, 2007, Robert J. Lenard, Trustor and/or Trustee, by Quitclaim Deed from Robert J. Lenard, dated October 17, 2007, of record in Instrument No. 20071019-0124365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2900, page 17; Restrictions of record in Book 2928, page 103; Easement for sanitary sewers and/or storm drainage of record in Book 6421, page 912; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 346 Leo Lane, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20120049327 DEEDWARR
Recvd: 07/05/12 09:15 2 pgs
Fees:13.00 Taxes:444.00
20120705-0058802

Witness my hand this 29th day of June, 2012.

The Lenard Revocable Living Trust, dated August 23, 2007

By Robert J. Lenard, Trustor and/ or Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, in and for said County and State, Robert J. Lenard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Trustor and/ or Trustee of The Lenard Revocable Living Trust, dated August 23, 2007, the within named bargainor, a trust, and that he as such Trustor and/ or Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Robert J. Lenard as such Trustor and/ or Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of June, 2012.

Notary Public

My Commission Expires:

