WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Leipzig	Pinnacle National Bank	162-1-C-71.00
(NAME)	(NAME)	
606 Hickory Glade Court	150 3rd Ave. South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(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, Audra A. Norfleet, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Leipzig, unmarried, 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. 71 on the Plan of Phase 2, Hickory Glade, of record in Plat Book 6250, page 889, amended in Book 6900, page 41, Register's Office for Davidson County, TN to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Audra A. Norfleet, by deed of record in Instrument Number 20040402-0037683 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hickory Glade of record in Plat Book 6250, page 889, amended in Book 6900, page 41 and 803, Register's Office for Davidson County, Tennessee. Easement of record in Book 3421, page 954, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6824, page 929 and rerecorded in Book 6898, page 896, as amended in Book 6824, page 952 and re-recorded in Book 6898, page 919, as amended in Book 6898, page 920, as amended in Book 6957, page 473, as amended in Book 7959, page 869, as amended in Instrument No. 20031223-0182416, as affected by Appointment of Successor Trustee in Book 11443, page 625 and Instrument No. 20110511-0036274; By-Laws of record in Book 6878, page 390, as amended in Book 10697, page 182; Homeowner's Association Charter of record in Book 6845, page 780; Easement for Sanitary Sewer of record in Book 7797, page 473; Book 7797, page 490 and Book 7384, page 941; Conveyance to Homeowners' Association for Common Area of record in Book 7260, page 72, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 606 Hickory Glade Court, Antioch, TN 37013

(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:T20120056048 DEEDWARR
Recvd: 07/31/12 09:28 2 pgs
Fees:13.00 Taxes:179.45
20120731-0067280

Witness my hand this 27th day of July, 2012.

Audra A. Norfleet

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audra A. Norfleet, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of July, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka — Notary Public

