BILL GARRETT, Davidson County
Trans:T20120056319 DEEDWARR
Recvd: 07/31/12 15:34 2 pgs
Fees:13.00 Taxes:841.75

20120731-0067605

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2012.

Notary Public

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

R-KW-12-417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Lease	owner (NAME)	
417 Lazy Creek Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161130B41700CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARLES S. DANIEL, A MARRIED MAN, AND JAMES SLOAN DANIEL, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD L. LEASE AND BETTE ANGELA WISHAM LEASE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 417 OF CREEKSIDE OF BRENTWOOD, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN INSTRUMENT 200407020079260, INSTRUMENT 200502040013611, AMENDED IN INSTRUMENT 200503290034131, INSTRUMENT 200508220100021 AND INSTRUMENT 200706220075126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CHARLES S. DANIEL, AN UNMARRIED MAN AND JAMES SLOAN DANIEL, A MARRIED MAN BY DEED FROM PULTE HOMES TENNESSEE, LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT 20070423-0048107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 18, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 200407020079260; INSTRUMENT 200502040013611; INSTRUMENT 200503290034131; INSTRUMENT 200508220100021; INSTRUMENT 200706220075126; BOOK 7859, PAGE 398; INSTRUMENT 200004030032883; INSTRUMENT 200007140069736; INSTRUMENT 200403050025830; INSTRUMENT 200403050025837; BOOK 2438, PAGE 376; BOOK 6408, PAGE 486; BOOK 7250, PAGES 755 AND 758; BOOK 7267, PAGE 41; BOOK 7851, PAGE 708; INSTRUMENT 200403050025838; INSTRUMENT 200403050025834; BOOK 9444, PAGE 27; BOOK 7859, PAGE 398; INSTRUMENT 200807240075832; INSTRUMENT NUMBER 20040714-0084063; INSTRUMENT NUMBER 20090730-0071237; INSTRUMENT NUMBER 20041217-0150431; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED JANEEN DANIEL JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE SAID JAMES SLOAN DANIEL.

unimproved ( )
This is improved (X) property, known as 417 Lazy Creek Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of July, 2012.

Charles S. Daniel by John Gleaves as Attorney in Fact

James Sloan Daniel by John Gleaves as Attorney in Fact

Janeen Daniel by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of July, 2012, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles S. Daniel and James Sloan Daniel, and Janeen Daniel and who acknowledged he/she/they executed the same as the free act and deed of the said Charles S. Daniel and James Sloan Daniel, and Janeen Daniel.

Witness my hand and official seal, this the 26th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903