Box 414 6524

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080028 DEEDWARR
Recvd: 10/22/12 13:27 2 pgs
Fees:13.00 Taxes:710.40

20121022-0096574

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 5, 2014

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Leedy	Avenue Bank	Map & Parcel
(NAME)	(NAME)	
1428 Timber Ridge Circle	3823 Cleghorn Avenue	#172-04-0-A-084.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(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, David Criswell, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Leedy and wife, Melia A. Leedy, 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:

Being all of Lot No. 111, on the Plan of Highlands of Brentwood (formerly Brentwood Highlands), Phase Two, a Planned Unit Development, as shown by plat and survey of same appearing of record in Instrument #20000209-0013331, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Criswell, married, by deed dated June 11, 2012, from Shaun Donovan, The Secretary of Housing and Urban Development, as shown of record in Instrument #20120618-0053018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 11356, page 815; Book 11629, page 906; Instrument #200207220087704; and Instrument #200211210144877; Register's Office for Davidson County, Tennessee. This conveyance is also subject to right of way easements as shown of record in Book 7461, page 805; Book 11189, page 612; and Book 11608, page 467; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

This property is not, nor ever was the primary residence of the Grantor, and was used for investment purposes only.

unimproved ☐

This is improved ☒ property, known as 1428 Timber Ridge Circle, 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.

Witness my hand this 19th day of October, 2012.

David Criswell

By: Joseph E. Liggett, Attorney in Fact for David Criswell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOSEPH LIGGETT, with whom I am personally acquainted, on behalf of DAVID CRISWELL, and who acknowledged that he executed the same as the free act and deed of the said DAVID CRISWELL, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said DAVID CRISWELL, and appearing of record in Instrument # 20121016 0094843, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, this 19th day of October, 2012.

Commission expires: 7-21-2013

Notary Public

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY