THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Record & Return To: [illegible]LTY TITLE & ESCROW CO. INC. 5111 Maryland Way, Suite 101 [illegible]ood, TN 37027	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2012. Notary Public MY COMMISSION EXPIRES: April, 12, 20[illegible] (AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR[illegible] NUMBERS:
Jon C. Roma	NEW OWNER	MAP 135-12
2624 Nashboro Blvd.		PARCEL 276.00CO
Nashville, TN 37217		
(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, WE, **James Leutgens and wife, Wendy Leutgens**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Colin Roma and wife, Meryle Forrest Roma**

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. 276 on the Plan of Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as described and established by the Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners Association of record in Book 11703, page 520, amended in Instrument No. 200003160027171, Instrument NO. 200311180168332, Instrument No. 200502220018813 and said plan attached to Fourth Amendment in Instrument NO. 200502220018814, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Leutgens and Wendy Leutgens, husband and wife by deed from Marquis Homes, LLC a Tennessee Limited Liability Company of record in Instrument No. 200605170057896, Registers office for Davidson County, Tennessee, dated May 15, 2006, recorded May 17, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2624 Nashboro Blvd., Nashville, TN 37217.**

BILL GARRETT, Davidson County
Trans:T20120092606 DEEDWARR
Recvd: 12/04/12 14:02 2 pgs
Fees:13.00 Taxes:477.30

20121204-0111556

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 ____ hand( ) this the 28TH day of November, 2012.

James Leutgens

Wendy Leutgens

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Leutgens** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargain, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28 day of November, 2012.

My Commission expires: 8/1/15

Michelle Chiaro Pencyla
Notary Public

OFFICIAL SEAL
MICHELLE CHIARO PENCYLA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/01/15

STATE OF Illinois
COUNTY OF DuPage

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

Witness my hand and official seal this the 28 day of November, 2012.

My Commission expires: 8/1/15

Michelle Chiaro Pencyla
Notary Public

OFFICIAL SEAL
MICHELLE CHIARO PENCYLA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/01/15