WARRANTY DEED

G-VRES-13-5633

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/16/13
(AFFIX SEAL)

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
Patrick A. Leap	New Owner	
5633 Chestnutwood Trail (ADDRESS)	(NAME) (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	098-05-0-A 136.00 CO

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, we ROBERT DOMINGUEZ JR. AND SHIRLEY A. DOMINGUEZ, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK A. LEAP AND ERIN L. LEAP, HUSBAND AND WIFE , 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 LOT 77, REVISION ONE, SECTION FIVE, HAMPTON HALL, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000728-0074425, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT DOMINGUEZ, JR. AND SHIRLEY A. DOMINGUEZ, HUSBAND AND WIFE BY WARRANTY DEED FROM STEVEN PALAZOLA AND SARAH PALAZOLA, HUSBAND AND WIFE, RECORDED ON THE 9TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040809-0095459, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20000728-0074425 AND BOUNDARY PLAT OF RECORD IN BOOK 9700, PAGE 216; RESTRICTIVE COVENANTS OF RECORD IN BOOK 10278, PAGE 257 SUPPLEMENTED IN BOOK 10301, BOOK 10444, PAGE 460, BOOK 10640, PAGE 947 SUPPLMENTED IN INSTRUMENT NO. 20000608-0057413; QUITCLAIM DEED TO HOA OF RECORD IN INSTRUMENT NO. 20000728-0074532; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 10584, PAGE 114 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 5633 Chestnutwood Trail, Hermitage, Tennessee 37076
(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.

BILL GARRETT, Davidson County
Trans:T20130026592 DEEDWARR
Recvd: 04/02/13 13:42 2 pgs
Fees:13.00 Taxes:684.50

20130402-0032435

Witness my/our hand(s) this 26th day of March, 2013.

Robert Dominguez Jr.

Shirley A. Dominguez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Dominguez Jr. and Shirley A. Dominguez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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