6

# WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Candy Beaird | Fifth Third Mortgage Company | 126-16-0A-118.00-CO |
| (NAME) | (NAME) | |
| 6832 Bridgewater Drive | 5001 Kingsley Drive, MD: 1MOCBQ | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Cincinnati, Ohio 45227 | |
| (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, WAYNE EDWARD LEELOY AND CHRISTIAN WILSON LEELOY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CANDY BEAIRD AND JENNIFER WEATHERLY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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(s) 118, as shown on the map entitled the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011023-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WAYNE EDWARD LEELOY AND CHRISTIAN WILSON LEELOY, by deed from STEVE P. WILSON AND WIFE, SARAH E. WILSON, of record in Instrument No. 20080131-0009890, dated January 28, 2008, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet due and payable; all matters appearing on the map entitled Plan of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, of record as Instrument No. 20011023-0117231, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6832 Bridgewater Drive, Nashville, TN 37221

(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:T20130046640 DEEDWARR
Recvd: 06/04/13 15:41 2 pgs
Fees:13.00 Taxes:888.00

20130604-0056628

Witness our hands this 31st day of May, 2013.

Wayne Edward Leeloy

Christian Wilson Leeloy

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Edward Leeloy and Christian Wilson Leeloy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of May, 2013.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14