Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File # 25068-3
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055585 DEEDWARR
Recvd: 07/01/13 11:20 2 pgs
Fees:13.00 Taxes:669.70

20130701-0067505

G-VRES-13-8628

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Jennifer L. Johnson	Franklin American Mortgage Co.	
8628 Gauphin Place (ADDRESS)	501 Corporate Centre Dr. (ADDRESS)	Suite 400
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN. 37067 (CITY) (STATE) (ZIP)	173-9-A-429.00 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, I/we LARRY W. LEONARD AND GAY L. LEONARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER L. JOHNSON, AN UNMARRIED WOMAN, 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 368, LENOX VILLAGE, PHASE SIX, REVISION TO LOTS 367 THROUGH 383 AND OPEN SPACE "A", AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050617-0069532, 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 LARRY W. LEONARD AND WIFE, GAY L. LEONARD BY WARRANTY DEED FROM TRUNG P. KHA AND SPOUSE, NGUYET M. KHA, RECORDED ON THE 9TH DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 20081209-0118915, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8628 Gauphin Place, 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 28th day of June, 2013.

Larry W. Leonard by John Gleaves attorney in fact

Gay L. Leonard by John Gleaves attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

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 LARRY W. LEONARD AND GAY L. LEONARD and who acknowledged he/she/they executed the same as the free act and deed of the said LARRY W. LEONARD AND GAY L. LEONARD.

Witness my hand and official seal, this the 28th day of June, 2013.

Brian D. Mitchell
Notary Public
My Commission Expires: 01/09/16

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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