RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133247

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067395 DEEDWARR
Recvd: 08/06/13 12:39 2 pgs
Fees:13.00 Taxes:710.40
20130806-0082302

STATE OF TENNESSEE
COUNTY OF Wilson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of July, 2013.

NOTARY PUBLIC

My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Baham 745 Albany Drive Hermitage, TN 37076	New Owner	07508022600

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars ($192,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JEFFREY LEURS AND WIFE, TARA LEURS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MICHELLE BAHAM**, (3) / unmarried hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Hunters Hill, Section I, of record in Book 5800, Page 350, Register's Office for said County, to which plan references is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Leurs and wife, Tara Leurs, by Warranty Deed from Rita G. Davis, unmarried, dated 12/20/2005, recorded 12/27/2005, of record in Instrument No. 20051227-0153881, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 745 Albany Drive, Hermitage, TN, 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31 day of July, 2013.

JEFFREY LEURS

TARA LEURS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeffrey Leurs and Tara Leurs, 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 seal, this the 31 day of July, 2013.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

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