THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130070182 DEEDWARR
Recvd: 08/14/13 15:57 2 pgs
Fees:13.00 Taxes:999.00
20130814-0085608

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***270,~~000.00~~.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 13 day of August, 2013.

Notary Public

My Commission Expires: 8.20.17

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Matthew Leff 505 N. 17th Street Nashville, Tennessee 37206	BRAND MORTGAGE GROUP, LLC 1255 LAKES PARKWAY BLDG. 300, SUITE 300 LAWRENCEVILLE, GA 30043	MAP 083-06-0 PARCEL 361.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($***270,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Victoria Boone, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Matthew Leff and Tracey Thirer Leff, husband and wife, (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:

BEING the northerly 5 feet of Lot No. 2 and the southerly 45 feet of Lot No. 3 in the John Shields Subdivision of Lot No. 6 of Horn's Spout Springs Addition to Nashville, a Plan of which Subdivision is of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee.

SAID northerly 5 feet of Lot No. 2 and the southerly 45 feet of Lot No. 3 join and front together 50 feet on the easterly margin of North 17th Street, formerly Hughes Street, and run back between parallel lines in an easterly direction 160 feet to an alley.

BEING the same property conveyed to Victoria Boone, unmarried, by Warranty Deed dated June 25, 1992, from Jo Ann Locke, unmarried, of record in Book 8661, page 439, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 505 N. 17th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of John Shields Subdivision of Lot No. 6 of Horn's Spout Springs Addition to Nashville of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 13 day of August, 2013.

Victoria Boone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 13 day of August, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY