THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070006** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Justin W. Leach and Kerry D. Leach 1221 6Th Ave N Nashville TN 37208	Send Tax Bills To: New Owner 4309 Estes Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 082-09-0 261.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pioneer Properties, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin W. Leach and Kerry D. Leach, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 34 feet of the Northerly 74 feet of Lot No. 105, on the Plan of David T. McGavock's Plan of Lots, as shown on plat of record in Plat Book 10, Page 608, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Commodore Medical Services L.P., a Tennessee limited partnership to Pioneer Properties, a Tennessee general partnership as recorded on the 12th day of May, 2009 in Instrument No. 20090512-0043667 and Deed from William C. Compton and Barbara C. Whiteman, married to Commodore Medical Services, LP as recorded on the 7th day of July, 2004 in Instrument No. 20040707-0080903, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID T. MCGAVOCK'S PLAN OF LOTS, as recorded in Plat Book 10, Page(s) 608.

All matters shown on the Plan of record in Plat Book 11, page 145, Register's Office for Williamson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130082649 DEEDWARR
Recvd: 09/24/13 13:21 2 pgs
Fees:13.00 Taxes:1139.60

20130924-0100416

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 618, Page 364, Book 675, page 225, Book 715, page 642, Book 727, pages 47 & 49, amended in Book 1057, page 427, Book 1077, page 299, Book 1103, page 229, Book 1156, page 537, Book 1206, page 856, Book 1442, page 451, Register's Office for Williamson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 1219, page 271, amended in Book 2465, page 474, Register's Office for Williamson County, Tennessee.

Charter in Book 1219, page 267, Book 1252, page 340, Book 1290, page 437, amended and restated in Book 1290, page 441 and Book 1290, page 445, Register's Office for Williamson County, Tennessee.

Easement Agreement by and between Chemo with HOA and Robin Media Group, dba InterMedia of Tennessee in Book 1451, page 2, Register's Office for Williamson County, Tennessee.

Easement to City of Brentwood in Book 3678, page 618, Register's Office for Williamson County, Tennessee.

Slope, Drainage and Temporary Construction Easements to State of Tennessee, Dept. of Transportation in Book 2546, page 1016, Register's Office for Williamson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1221 6th Ave N Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2013.

Pioneer Properties, a Tennessee general partnership
by David S. Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David S. Freeman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner in Pioneer Properties, a Tennessee General Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of September, 2013.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014