BILL GARRETT, Davidson County
Trans:T20130094998 DEEDWARR
Recvd: 11/06/13 14:27 2 pgs
Fees:13.00 Taxes:760.35
20131106-0115326

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2013

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel H. Leffler, Jr. 9000 Lacebark Drive Brentwood, TN 37027	First Financial Services, Inc. 6230 Fairview Road, Suite 450 Charlotte, NC 28210	181-11-0B-132.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Shirley J. Richmond, unmarried woman
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Daniel H. Leffler, Jr., unmarried man
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot 132 on the Plat of Concord Place II, Phase 3, of record in Instrument Number 20080808-0082075, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Shirley J. Richmond, by Warranty Deed from Stacie C. Whitfield, unmarried, dated 2/29/12 and recorded 3/2/12 in Instrument No. 20120302-0018322; and being the same property previously conveyed to Stacie C. Whitfield, a single person, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 3/19/10 and recorded 3/30/10 in Instrument Number 20100330-0023552, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9000 Lacebark Drive, Brentwood, TN 37027.

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

Dated this the 31st day of October, 2013.

Shirley J. Richmond

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley J. Richmond** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/24/17