BILL GARRETT, Davidson County
Trans:T20130101579 DEEDWARR
Recvd: 12/03/13 15:27 2 pgs
Fees:13.00 Taxes:2386.50
20131203-0123239

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00

Affiant B. Most on behalf of Nashten, LLC

Subscribed and sworn to before me this the 2nd day of December, 2013.

Notary Public

My commission expires: 7-3-17

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Nashten, LLC | | |
| 14 Main Street | New Owner | 116-8-0-82 |
| Luzerne, PA 18709 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEONARD E. LEECH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHTEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR/ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 126 and the westerly 25 feet of Lot No. 127 on the Plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 126 fronts 100 feet on the northeasterly side of Woodmont Avenue, and runs back between parallel lines, 340 feet to a dead line. The westerly 25 feet of Lot No. 127 fronts 25 feet on the northeasterly side of Woodmont Avenue, and runs back between parallel lines, 340 feet to a dead line.

Being the same property conveyed to Leonard E. Leech and wife, Hope P. Leech by Deed from William Lewis Howse, III and wife, Annette Craddock Howse of record in Book 4917, Page 816, Register's Office for Davidson County, Tennessee, dated May 30, 1975, recorded June 2, 1975.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4006 Woodmont Blvd., Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2013.

Leonard E. Leech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leonard E. Leech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2013.




Notary Public