WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106876 DEEDWARR
Recvd: 12/26/13 10:23 2 pgs
Fees:13.00 Taxes:702.63

20131226-0129781

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Jay Leslie	Michael Jay Leslie	173090A03600CO
(NAME)	(NAME)	
7337 Althorp Way	7337 Althorp Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7031	Nashville, TN 37211-7031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shelly L. Robinson, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Jay Leslie**, hereinafter called the GRANTEE(S), their heirs and/or 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 34, on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shelly L. Robinson, unmarried by Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 05/29/2003 and filed for record on 06/03/2003 in Instrument 200306030075524, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200207310091872, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, said Register's Office.

Master Deed of record in Instrument 200203150032825, said Register's Office.

Stormwater Detention Agreement of record in Book 7361, Page 230 and in Instrument 200204080042676, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Instrument 200101030000902, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Instrument 200111290130322, said Register's Office.

Grant of Easement of record in Instrument 201309160097049, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 200204120045831, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7337 Althorp Way, Nashville, TN 37211-7031

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of December, 2013.

Shelly L Robinson

Shelly L. Robinson

State of Tennessee
County of Wilson

Personally appeared before me Shelly L. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122