WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006569 DEEDWARR
Recvd: 01/29/14 09:34 2 pgs
Fees:13.00 Taxes:606.80
20140129-0007933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Brock	owner	092-09-0-188.00 & 092-09-0-189.00
(NAME)	(NAME)	
0 37th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT I, ANNE O. LEAVER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE BROCK, __MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot Nos. 48 and 49, in subdivision of the W.R. Wilson tract, a plan of which is of record in Plat Book 332, page 161, Register's Office of Davidson County, Tennessee. Said Lot No. 48 fronts 50 feet on the west side of Willie Street, and runs back between parallel lines, 148 6-10 feet on the north line and 151 3-10 feet on the south line, to an alley. Said lot no. 49 fronts 50 feet on the west side of Willie Street, and runs back 151 3/10 feet on the north line and 155 feet on the south line to an alley on which it measures 58 feet.

Being the same property conveyed to WALTER C. LEAVER, JR. AND ANNE O. LEAVER, by Decree of record in Book 4778, page 737, dated December 31, 1973, said Register's Office. Walter C. Leaver, Jr. having been deceased.

This is: Improved property, known as 0 37th Avenue North (House Number) (Street) Nashville, TN (P.O. Address) 37209 (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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hands this 24 day of January, 2014.

Anne O. Leaver
Anne O. Leaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Anne O. Leaver, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 24 day of January, 2014.

Notary Public

My Commission Expires:

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014