Davidson County DEEDWARR
Recvd: 01/31/14 15:09 4 pgs
Fees:23.00 Taxes:5494.50
20140131-0009009

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31540-11-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,485,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2014. Notary Public My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: John Marcus Leap, Trustee, Barbara D. Leap, Trustee 2109 Piccadilly Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 140 03300

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, **Lamar G. Villere, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Marcus Leap and Barbara D. Leap, Trustees of the John M. Leap and Barbara D. Leap 2011 Tennessee Property Revocable Trust u/a dated August 31st, 2011** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2109 Piccadilly Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Michelle Villere, spouse of Lamar G. Villere, joins in the execution of this instrument for the purposes of conveying any marital interest she has in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22 day of January, 2014.

Lamar G. Villere

Michelle Villere

Louisiana Orleans Parish
STATE OF ~~TENNESSEE, COUNTY OF DAVIDSON~~ SS.:

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

Witness my hand, at office, this 22nd day of January, 2014.

Notary Public

My Commission Expires:

Daniel W. Dilzell
Notary Public
State of Louisiana
Louisiana Bar Roll # 26861
My commission is issued for Life.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Chickering Estates, Section 3, of record in Plat Book 4460, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lamar G. Villere by quitclaim deed dated March 30, 2009, from George E. Mudter, Jr., Trustee with full power to mortgage, sell, convey, lease or otherwise alienate without the joinder of any beneficiary, of record in Instrument No. 20090401-0029189, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 144 140 03300.
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. All matters appearing on the Plan of record as Book 4460, page 146, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10224, page 142, Register's Office for Davidson County, Tennessee.
5. Easement for private sewer line of record in Instrument No. 20020128-0011527, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires



My Comm. Expires
November 6, 2017