THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14010088** ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jason J Leiss and Mary C Leiss 4404 Colorado Avenue Nashville TN 37209	Send Tax Bills To: Listerhill Credit Union P.O. Box 566 Sheffield, AL 35660	Tax Information: Tax Parcel ID No. 10304022500

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, **Richard David Todd and Teresa Kent Todd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason J Leiss and wife, Mary C Leiss**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 16 on the Plan of A Part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen Anna Taylor Guffey, Mary Joyce Taylor Logel, Caro Taylor and Kathleen Margaret Taylor Crafton by Quitclaim Deed from Thelma Marie Taylor of record in Book 8969, page 27, said Register's Office. Thelma Marie Taylor retained a life estate in said property. Thelma Marie Taylor now being deceased on September 6, 1993, in Madison County, Alabama. Kathleen Margaret Crafton has since re-married and is now known as Kathleen Margaret Taylor Robinson.

Being the same property conveyed to Richard David Todd, unmarried by Warranty Deed from Ellen Anna Taylor Guffey, Mary Joyce Taylor Logel, Caro Taylor and Kathleen Margaret Taylor Robinson of record at Instrument No. 20020430-0052575, Register's Office for Davidson County, Tennessee, dated April 29, 2002 and recorded on April 30, 2002.

Being the same property conveyed to Richard David Todd and Teresa Kent Todd, husband and wife by Quitclaim Deed from Richard David Todd of record at Instrument No. 20120904-0079859, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 4, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Davidson County DEEDWARR
Recvd: 02/14/14 07:59 3 pgs
Fees:18.00 Taxes:1135.90
20140214-0012933

Subject to all matters shown on the Plan of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.

This is improved property located at 4404 Colorado Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2014.

Richard David Todd

Teresa Kent Todd

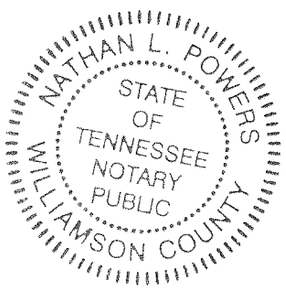
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard David Todd and Teresa Kent Todd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2014.

Notary Public

My Commission Expires: 02/26/17



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

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

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).