Lee Box 8

BILL GARRETT, Davidson County
Trans:T20140020591 DEEDWARR
Recvd: 03/27/14 13:36 2 pgs
Fees:13.00 Taxes:666.00
20140327-0025363

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53293
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pantheon Development, LLC 1389 Moonlight Trail Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 83-10-170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Erica L. Leeds and husband, Dale Rogers, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Pantheon Development, LLC, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of W. R. Cornelius Jr.'s Subdivision, of record in Book 57, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erica L. Leeds, unmarried, and Dale Rogers, unmarried, by deed from Frederick R. Sumrall and wife, Joann W. Sumrall, dated October 26, 2000, recorded October 27, 2000 in Instrument No. 20001027-0106803, Register's Office for Davidson County, Tennessee. Erica L. Leeds and Dale Rogers having since married.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This is unimproved property, known as: 1605 Forrest Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2014.

Erica L. Leeds

Dale Rogers

State of TENNESSEE

County of DAVIDSON

On this 26th day of March, 2014 , before me the undersigned authority, personally appeared Erica L. Leeds and Dale Rogers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Sworn and subscribed before me this the 26th day of March, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017