WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022303 DEEDWARR
Recvd: 04/02/14 15:07 2 pgs
Fees:13.00 Taxes:428.83
20140402-0027537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Anthony Leitheiser	Mark Anthony Leitheiser	052-16 25.00
(NAME)	(NAME)	
720 Allen Pass	720 Allen Pass	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Southeast Financial Credit Union**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Anthony Leitheiser**, 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 No. 13 on the Map of Marlin Meadows Subdivision, Section 4, as shown on Plat of record in Book 2133, page 67, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Jorge Cisneros Hernandez and wife, Maria L. Hernandez, by Warranty Deed from Billy Joe Willis and Betty L. Willis, husband and wife, and Joe E. Willis and Michele A. Willis, husband and wife, dated July 16, 2004, for the consideration of $134,900.00, of record in Instrument No. 20040720-0086164, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated September 4, 2013, for the consideration of $90,369.02, of record in Instrument No. 20130917-0097595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 2133, pages 66 and 67, Register's Office for Davidson County, Tennessee, and Easement for sanitary sewers and/or storm drainage of record in Book 4366, page 192, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 720 Allen Pass, Madison, TN 37115
(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 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 my hand this 28th day of March , 2014.

Southeast Financial Credit Union

By: _____

Chad Boone, Sr. Vice President of Mortgage and Business Lending

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chad Boone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Sr. Vice President of Mortgage and Business Lending of Southeast Financial Credit Union, the within named bargainor, and that he as such Vice President of Mortgage and Business Lending, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Chad Boone as such Sr. Vice President of Mortgage and Business Lending.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of March, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017