WARRANTY DEED

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nyasha A. Leacock	Wells Fargo Bank, N.A.	09203035300
(NAME)	(NAME)	
1900 Hermosa Street	3210 Lake Emma Road, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Lake Mary, FL 32746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, John R. Hageman and wife, and Shauna R. Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nyasha A. Leacock, unmarried, 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, situated in the 3rd Ward of the City of Nashville, and being part of Lot No. 1 in T.W. Crutchers Subdivision of part of Lot No. 12 in Hardings Lytle Tract, a plan of which subdivision is recorded in Book 57, Page 81, of the Register's Office for Davidson County, Tennessee, and is here specially referred to. The part of said Lot No. 1 herein conveyed is described thus; Beginning in the Northern margin of Hermosa Street, in the South East corner of said lot; and running Westwardly with said street sixty (60) feet; thence at right angles to said Street Northwardly, 180 1/2 feet to at 15 foot alley; thence Eastwardly with said alley; thirty five and one-half (35 1/2) feet to the Northeast corner of said lot; and thence Southwardly with the Eastern margin of said Lot No. 1, 181 1/2 feet to the beginning.

Being the same property conveyed to John R. Hageman and wife, Shauna R. Miller by Warranty Deed from Tommie L. Johnson, II, recorded on the 9th day of November, 2010 in Instrument No. 20101109-0090025, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1900 Hermosa Street, Nashville, TN 37208
(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.

BILL GARRETT, Davidson County
Trans:T20140026570 DEEDWARR
Recvd: 04/21/14 10:25 2 pgs
Fees:13.00 Taxes:407.00

20140421-0032758

File No.: 2380
TN Warranty Deed

Witness our hands this 16th day of April, 2014.

John R. Hageman

Shauna R. Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John R. Hageman and Shauna R. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-27-15

Notary Public,

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY