BILL GARRETT, Davidson County
Trans:T20140026718 DEEDWARR
Recvd: 04/21/14 13:28 2 pgs
Fees:13.00 Taxes:629.00
20140421-0032939

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Leonard Dawn Brimm - Leonard	CMG Mortgage, Inc.	
1109 Neelys Bend Rd.	3160 Crow Canyon Rd. Suite 400	052-08-0-145.00
Madison, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETTYE L. JONES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER LEONARD AND DAWN BRIMM – LEONARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the northerly margin of Neely's Bend Road at the southeast corner of property belonging to Thomas E. Stewart, Trustee, as recorded in Book 5331, Page 625, Register's Office for Davidson County, Tennessee; thence along a common line between this tract and the said Stewart property North 46 degrees 13' East 299.4 feet to a fence post; thence following an existing fence line South 36 degrees 33' East 220.0 feet to a point on the west line of property belonging to Richard and Emma Myers as recorded in Book 560, Page 500, Register's Office for Davidson County, Tennessee; thence along a common line between this tract and said Myers property South 60 degrees 37' West 287.8 feet to a point on the northerly margin of Neely's Bend Road; thence along said northerly margin of Neely's Bend Road North 41 degrees 00' West 146.5 feet to the point of beginning; containing 1.25 acres, more or less, according to a survey made by R. E. Murray, Surveyor, dated September 1, 1982.

Being the same property conveyed to Jack Jones, and wife, Bettye L. Jones by Deed from Trustees of the Madison Church of Christ of Madison, Tennessee of record in Book 5942, page 341, Register's Office for Davidson County, Tennessee, dated September 1, 1982 recorded on September 28, 1982. The said Jack Jones having since died on November 13, 2012 leaving Bettye L. Jones as the surviving tenant by the entirety.

Being the same property conveyed to Jack Jones and wife, Bettye L. Jones by deed from Trustee of the Madison church of Christ of Madison, Tennessee of record in Book 5942, page 341, Register's Office for Davidson County, Tennessee, dated September 1, 1982 and recorded on September 28, 1982.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1109 Neelys Bend Rd., Madison, TN 37115.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2014.

Bettye L Jones

Bettye L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bettye L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of April, 2014.

J Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

