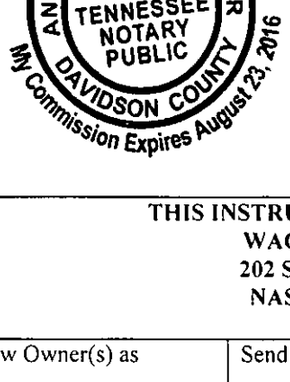
BILL GARRETT, Davidson County
Trans:T20140028190 DEEDWARR
Recvd: 04/24/14 16:27 2 pgs
Fees:13.00 Taxes:1139.60
20140424-0034747

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 22nd 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:
Ray Roark	New Owner	
927 Woodland Street		083-09-0-438.00
Nashville, TN 37206		

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, **GEORGE L. LEONARD AND WIFE, MARY L. LEONARD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAY ROARK, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 22 of Block D on the Plan of Lindsley Property of record in Plat Book 2, Page 92, in the Chancery Court of Nashville, Davidson County, Tennessee.

Said Lot 22 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to George L. Leonard and wife, Mary L. Leonard by deed from Adrian D. Samuels and Ivanetta Samuels of record in Instrument No. 20071120-0135823 Register's Office for Davidson County, Tennessee, dated November 14, 2007 and recorded on November 20, 2007.

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 1402 Holly Street, Nashville, TN 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(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 22nd day of April, 2014.

George L. Leonard

George L. Leonard

Mary L Leonard

Mary L. Leonard

STATE OF Colorado
COUNTY OF Larimer

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George L. Leonard and Mary L. Leonard, 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 22nd day of April, 2014.

Notary Public

My Commission Expires:

10/27/2017