THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***420,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140030573 DEEDWARR
Recvd: 05/05/14 09:12 2 pgs
Fees:13.00 Taxes:1554.00
20140505-0037753

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 2nd day of May, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Pamela Debardeleben Leonard 4102 Colorado Avenue Nashville, Tennessee 37209	SAME	MAP 103-04-0 PARCEL 394.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and 00/100 Dollars ($***420,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, David N. Childs, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Pamela Debardeleben Leonard and John J. Leonard, wife and husband, (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:

BEING the West 50 feet of the East 100 feet of Lot No. 38 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50 feet on the North side of Colorado Avenue and runs back between parallel lines 162.9 feet to an alley.

BEING the same property conveyed to David N. Childs, an unmarried man, by Warranty Deed dated February 28, 2003, from Catherine Haury Holton and husband, Michael L. Holton, of record as Instrument No. 20030311-0031768 in the Register's Office for Davidson County, Tennessee.

Lesley F. Childs, spouse of David N. Childs, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 4102 Colorado Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 2nd day of May, 2014.

David N. Childs by Christie Wilson, Attorney in Fact attorney-in-fact

Lesley F. Childs by Christie Wilson, Attorney in Fact attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of David N. Childs and Lesley F. Childs and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of David N. Childs and Lesley F. Childs.

WITNESS my hand and official seal this 2nd day of May, 2014.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY