RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140032694 DEEDWARR
Recvd: 05/12/14 11:40 2 pgs
Fees:13.00 Taxes:286.75
20140512-0040392

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1078**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/29/2014**, by and between **Keith A. Meeks**, parties of the first part, and **Randall Leach, unmarried,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Unit A-1, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 435, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Master Deed amended in Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192. Unit A-1 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 223; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Keith A. Meeks by deed from Leslie E. Burroughs and wife, Betty I. Burroughs dated February 21, 2001 in Instrument Number 20010228-0018315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **096110A00100CO**
☒ Improved 440 Stewarts Ferry Pike, Unit A-1, Nashville, TN 37214
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Keith A. Meeks

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Keith A. Meeks** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of April, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Randall Leach**

and Address: **440 Stewarts Ferry Pike, Nashville, TN 37214**

Mail tax bills to: RANDALL LEACH
440 STEWARTS FERRY PIKE, UNIT A-1
NASHVILLE, TN 37214
,

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $77,500.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 29th day of April, 2014..

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

Notary Public

My Commission Expires: