WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,270,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE
3310 West End Ave., Suite 540
Nashville, Tennessee 37203

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rolf B. Zettersten	NEW OWNER	130-3-96
(NAME)	(NAME)	
606 Lynnwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140034684 DEEDWARR
Recvd: 05/19/14 11:23 2 pgs
Fees:13.00 Taxes:4699.00
20140519-0042778

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John M. Leap and Barbara D. Leap, Trustees for the John M. Leap and Barbara D. Leap 2011 Tennessee Property Revocable Trust u/a/d August 31, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rolf B. Zettersten, 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, being Lot No. 201 and part of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the easterly side of Lynnwood Boulevard, at the southwest corner of the property conveyed to Jack R. Ames and wife, by deed from Royal Oakes Land Company, as of record in Book 1472, page 93, said Register's Office; thence with Ames' southerly line, eastwardly 311.5 feet to the westerly margin of Brighton Avenue, now closed; thence with the westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the southerly margin of 7th Street, now closed, as shown on the said Plan; thence with the same, westwardly to the easterly margin of Lynnwood Boulevard; thence with said Boulevard northwardly 186.85 feet more or less, to the beginning.

Being the same property conveyed to John M. Leap and Barbara D. Leap, Trustees for the John M. Leap and Barbara D. Leap 2011 Tennessee Property Revocable Trust u/a/d August 31, 2011 as amended from time to time by Deed from John M. Leap and Barbara D. Leap of record in Instrument No. 20110901-0067796 Register's Office for Davidson County, Tennessee dated August 31, 2011

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **606 Lynnwood, Nashville, TN 37205**

(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.

Witness my hand this 15th day of May, 2014.

By: John M. Leap, Trustee
John M. Leap, Trustee

Barbara D. Leap, Trustee By: John M. Leap, Trustee and Attorney in Fact
Barbara D. Leap, Trustee
By: John M. Leap, Attorney in Fact

Trustee +

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Leap, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument inhis capacity as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF MAY, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John M. Leap, Trustee with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Barbara M. Leap, Trustee and being authorized to act on behalf of said person he/she executed the foregoing instrument in her capacity as Trustee, as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF MAY, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public