WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038696 DEEDWARR
Recvd: 06/03/14 11:08 2 pgs
Fees:13.00 Taxes:477.30
20140603-0047754

MARGARET R. MEANS
STATE OF TENNESSEE
Notary Public
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jace M. Davis	Gardner Financial Services	
(NAME)	(NAME)	
3233 Cloverwood Dr.	3503Pasesanos Pkwy	96-12-24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **HAROLD R. LEACH, TRUSTEE OF TRUST B (ESTELLE K. LEACH CREDIT SHELTER TRUST) IN THE LEACH FAMILY LIVING TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACE M. DAVIS, UNMARRIED AND KAITLYN D. CZERWINSKI, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 25 on the plan of Section 1, Hickory Bend, of record in Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 85 feet on the south side of Cloverwood Drive and extends back 96 feet on the Westerly line and 137.46 feet on the easterly line to a dead line in the rear on which it measures 94.6 feet.

Being part of the same property conveyed to Harold R. Leach, Trustee of Trust B (Estelle K. Leach Credit Shelter Trust) established in the Leach Family Living Trust from Harold R. leach, Trustee of the Leach Family Living Trust dated April 25, 2010 of record in Instrument No. 20100505-0034031, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 38, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3233 Cloverwood Dr., Nashville, TN 37214

(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 30th day of May, 2014.

Trust B (Estelle K. Leach Credit Shelter Trust) in the Leach Family Living Trust

Harold R. Leach, Trustee

Harold R. Leach, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Harold R. Leach with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of Trust B (Estelle K. Leach Credit Shelter Trust) in the Leach Family Living Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015