(1)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140054809 DEEDWARR
Recvd: 07/29/14 14:10 2 pgs
Fees:13.00 Taxes:3034.00

20140729-0067410

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 820,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Williams	NEW OWNER	MAP
9422 Highway 96	2204 Lakeshore Drive, Suite 325	PARCEL 17800005900
Franklin, TN 37064	Birmingham, AL 35209	
(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, **Daniel M. Leonard, Jr. and Leslie R. Leonard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Williams**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Davidson County, Tennessee and partially in Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right of way line of Highway 96, width varies and a corner common with Joseph McPherson, as of record in Deed Book 5156, page 217,Register's Office for Williamson County, Tennessee;

Thence leaving the northerly right of way line of Highway 96, with the easterly property line of Joseph McPherson, North 32° min 33 sec East, 368.46 feet to an existing iron rod at a corner common with Stephen A. Pawlow, as of record in Deed Book 7301, page 526, at the Register's Office for Davidson County, Tennessee.

Thence with the easterly property line of Stephen A. Pawlow, North 03° 52 min 24 sec East, 1311.88 feet to an iron rod.

Thence with a severance line through the property of Dan Leonard, Jr. as of record in Instrument# 20010822009061 6, at Register's Office for Davidson County, Tennessee, South 83° 45 min 49 sec East, 394.81 feet to an iron rod set;Thence South 15° 59 min 36 sec West, 450.00 feet to an iron rod set;Thence North 86° 07 min 36 sec West, 250.00 feet to an iron rod set;Thence South 03° 52 min 24 sec West; 868.60 feet to an iron rod set;Thence South 32° 42 min 33 sec West, 380.68 feet to an iron rod set on the northerly right-of-way line of said Highway 96;

Thence with the northerly right-of-way line of Highway 96 North 58° 01 min 04 sec West 50.00 feet to the point of beginning, containing 217,800 square feet (5.000 acres more or less);
Being the same property conveyed to Daniel M. Leonard, Jr., and Leslie R. Leonard by deed from Dan Leonard, Jr., of record in Instrument No. 20111208-0095848 Register's Office for Williamson County, Tennessee, dated November 6, 2011 and recorded on December 8, 2011.

Being also known as 9422 Highway 96 Franklin, TN 37064. Being a portion of the same property conveyed to Dan Leonard, Jr., unmarried by deed from Conrad Eugene Golightly and wife, Sara Jane Crafton Goliath of record in Instrument No. 20010822-0090616 Register's Office for Williamson County, Tennessee, dated August 17, 2001 and recorded on August 22, 2001.

Being also known as 9422 Highway 96 Franklin, TN 37064.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **9422 Highway 96, Franklin, TN 37064.**

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 our hand(s) this the 25th day of July, 2014.

Daniel M. Leonard, Jr.

Leslie R. Leonard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel M. Leonard, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of July, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie R. Leonard** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of July, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public