Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014070019

BILL GARRETT, Davidson County
Trans:T20140061514 DEEDWARR
Recvd: 08/20/14 10:07 2 pgs
Fees:13.00 Taxes:888.00
20140820-0075594

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $240,000.00

Sworn to and subscribed before me this 15th day of August, 2014.

Affiant

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

Address of New Owner:
Justin W. Leach
~~227 15th Avenue North~~
~~Nashville, TN 27203~~
4309 Estes Road
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map-Parcel Number:
092-120-350.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Igno, Inc., a TN corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin W. Leach and Kerry D. Leach, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 and the northerly 10 feet of Lot No. 17 in Gov. McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 and the northerly 10 feet of Lot No. 17 front together 60 feet on the westerly side of 15th Avenue North, formerly Stonewall Street, and run back 100 feet on the southerly line, and 101.7 feet on the northerly line, with the southerly margin of Hynes Street, to an alley, and measures 68.3 feet on said alley.

Being the same property conveyed to Igno, Inc., A Tennessee Corporation by deed from Turner-Molette Family Ventures, LLC, and Lee O. Monette, II of record in Instrument No. 20131223-0129202, Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on December 23, 2013.

This is improved property known as **227 15th Avenue North, Nashville, TN 27203.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 15th day of August, 2014.

Igno, Inc.

Chris Pros Igno Inc

By Christopher Miller, President

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Igno, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Christopher Miller, President of Igno, Inc., the within named bargainor, a corporation, and that as such Christopher Miller, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, on this 15th day of August, 2014.

E. Mannix

Notary Public

Comm. exp 1-6-15

