BILL GARRETT, Davidson County
Trans:T20140073763 DEEDWARR
Recvd: 10/01/14 10:26 2 pgs
Fees:13.00 Taxes:676.73
20141001-0090496

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Boulevard
Clarksville, TN 37040

File: 2014080230

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jackson Wickham 5700 Amalie Drive Nashville, TN 37211	F&M BANK 50 Franklin Street Clarksville, TN 37040	161-11-0F-006.00 CO

FOR AND IN 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, **JESSICA WHEELER LEONARD AND FRANK LEONARD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKSON WICKHAM, AN UNMARRIED MAN AND RACHEL NORFLEET, AN UNMARRIED WOMAN, AS 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:

Being Unit No. 6 on the Plan of Townhomes of Brentwood, a Planned Unit Development, of record in Book 9700, Page 990, Register's Office for Davidson County, Tennessee, to which plat referenced is hereby made for a more description of said property.

Being the same property conveyed to Jessica L. Wheeler, a single person by Warranty Deed from David W. Tall and wife, Sarah Tall, dated 03/11/13 and recorded 03/14/13 of record in Instrument No. 20130314-0025455 in the Register's Office for Davidson County, Tennessee.

And further conveyed to Jessica Wheeler Leonard and Frank Leonard, wife and husband by Quitclaim Deed dated 7/29/14 of record in Instrument No. 20140812-0072781 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters shown on the Plat of record in Book 9700, Page 990, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Master Deed of record in Book 11629, Page 850, as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542 and in Instrument No. 20020205-0015877, said Register's Office.

This conveyance is made subject to Bylaws recorded in Book 11629, Page 885, said Register's Office.

This conveyance is made subject to Charter of Townhomes of Brentwood Homeowner's Association, Inc. of record in Book 11629, Page 845; Book 11629, Page 896 and in Instrument No. 20000215-0015333, said Register's Office.

This conveyance is made Subject to Easements of record in Book 2335, Page 221; Book 2338, Page 222 and Book 5753, Page 913, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as: **5700 Amalie Drive, Nashville, TN 37211**

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.

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Witnessed this the 29th day of September, 2014.

Jessica Wheeler Leonard

Frank Leonard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Michele L. Givens, a Notary Public of the County and State first above written, do hereby certify that Jessica Wheeler Leonard and Frank Leonard, the bargainor(s), with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the within named bargainor(s) and who acknowledged the execution of the within instrument for the purposes herein contained.

Witness my hand and official seal this the 29th day of September, 2014.

My Commission expires: 09/16/15

Notary Public, Michele L. Givens

MICHELE L. GIVENS SEAL NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 182,900.00.

Affiant

Subscribed and Sworn to before me on this the 29th day of September, 2014.

My Commission expires: 09/16/15

Notary Public, Michele L. Givens

MICHELE L. GIVENS SEAL NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

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