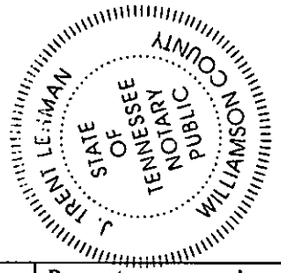
WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2516547

Return to:



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $384,000.00

Affiant

Subscribed and sworn to me, this the 5th day of December, 2014

Notary Public

My commission expires: 01/13/17

Property Address:	Property owner and mail tax bills to:	Parcel ID:
5649 Cloverland Park Drive BRENTWOOD, TN 37027	New Owner	Map 171-4-8 Parcel 011.00

THIS INDENTURE is made effective the 5th day of December, 2014, by **Christopher Leinauer and Jamie Leinauer, husband and wife**, First Parties, for the purpose of conveying the premises described herein to Stephanie J. Dixon, unmarried, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cloverland Park of record in Instrument No. 20001013-0102079, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Leinauer and Jamie Leinauer, husband and wife, by Warranty Deed from James E. Gilliam and wife, Catherine M. Gilliam, dated August 30, 2007, of record in Instrument No. 20070907-0107479, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Instrument No. 20001013-0102079, which shows an Owner's Certificate, certain notes, easements and setback lines; Easement for Ingress/Egress Homeowners' Association of record in Instrument No. 20040910-0109502; Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20010912-0099350; Charter of Cloverland Park Homeowners' Association, Inc. of record in Instrument No. 20010904-0095213; and Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Instrument No. 20010904-0095214, all in the Register's Office for Williamson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20140091551 DEEDWARR
Recvd: 12/08/14 10:31 2 pgs
Fees:13.00 Taxes:1420.80
20141208-0112084

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Christopher Leinauer

Jamie Leinauer

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Christopher Leinauer**, 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 for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 10 day of November, 2014

NOTARY PUBLIC

My Commission Expires:
My Commission Expires on February 19, 2018.

BEVERLEY R. STIVERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jamie Leinauer**, 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 for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 10 day of November, 2014

NOTARY PUBLIC

My Commission Expires:
My Commission Expires on February 19, 2018.

BEVERLEY R. STIVERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.