Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,500.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2014.

Notary Public
My commission expires: 10/8/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140093384 DEEDWARR
Recvd: 12/15/14 09:14 2 pgs
Fees:13.00 Taxes:353.35
20141215-0114268

05-1411-66419

Address of New Owner:	Send Tax Bills to:	Tax Information
Meryle Joy Leonard 303 Forrest Park Road Madison TN 37115	Meryle Joy Leonard 303 Forrest Park Road Madison, TN 37115	043-13-0-405.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Bates and wife, Mary Helen Bates, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Meryle Joy Leonard, hereinafter called the Grantees, their successors 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 Tract 3, on the Plan of Forest Park Acreage Tracts at Madison, of record in Book 843, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of Tract 3 conveyed:
1. to Thomas Carter and wife, Margaret Carter by deed of record in Book 1025, Page 268, said Register's Office, to which instrument reference is hereby made for a more complete description.
2. to Madison Little League Baseball, Inc. by deed of record in Book 3770, Page 507, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being part of the same property conveyed to James Bates and wife, Mary Helen Bates by Quitclaim Deed from Greer Evans and wife, Virginia R. Evans, dated April 9, 1999, recorded April 15, 1999, of record in Book 11433, Page 676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 303 Forrest Park Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

M.E.B.

WITNESS my hand this 9th day of December, 2014.

X _____
James Bates

X _____
Mary Helen Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Bates and Mary Helen Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 9th day of December, 2014.

_____
State of Tennessee at Large

My Commission expires:4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY