Davidson County DEEDWARR
Recvd: 12/23/14 11:09 3 pgs
Fees:18.00 Taxes:1135.90
20141223-0117330

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $307,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2014.

Notary Public 1-27-15
My commission expires: ~~10/28/2018~~

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

07-1412-85864

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason Leiss 4410 Wyoming Avenue Nashville TN 37209	SWBC Mortgage 9311 San Pedro, Ste 100 San Antonio, TX 78216	103-04-0-063.00

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, Fred S. Hatchett, Trustor and Trustee of the Fred S. Hatchett Revocable Living Trust uad March 25, 2005, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Leiss and Colleen Leiss, husband and wife 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 Lot No. 311, Block 17, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred S. Hatchett, Trustee of the Fred S. Hatchett Revocable Living Trust dated March 25, 2005 by deed from Fred S. Hatchett, a single person, dated August 18, 2005, recorded August 25, 2005, of record in Instrument No. 20050825-0101611, Register's Office for Davidson County, Tennessee. Reference is also made as to instrument of record in Book 8878, Page 771, said Register's Office.

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 4410 Wyoming Avenue, Nashville, TN 37209

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.

WITNESS my hand this 19th day of December, 2014.

Fred S. Hatchett Revocable Living Trust
uad March 25, 2005

Fred S Hatchett Trustor and Trustee
Fred S. Hatchett, Trustor and Trustee

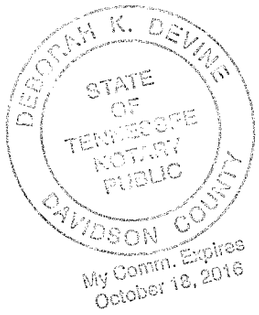
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fred S. Hatchett, Trustor and Trustee of the Fred S. Hatchett Revocable Living Trust uad March 25, 2005, 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 in the capacity and for the purposes therein contained.

Witness my hand in Franklin, TN, this 19th day of December, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).