ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
James A. Truitt & Cynthia K. Truitt 360 Van Road Auburndale, FL 33823	New Owner	118060F00200CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lealand Partners, A Tennessee General Partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto James A. Truitt and Cynthia K. Truitt, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Lealand Brownstones, a horizontal property regime with private elements established by Amended and Restated Master Deed in Instrument No. 20130521-0051151, Register's Office for Davidson County, Tennessee, said unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Master Deed, and being located upon the Easterly half of the Southerly half of Lot No. 32 on the subdivision of a part of the Old Joseph Vaulx Farm, not of record.

Being part of the same property conveyed to Lealand Partners, a Tennessee General Partnership by Warranty Deed from Ella Baker and Mason Baker, married, recorded on the 6th day of September, 2006 in Instrument No. 20060906-0110061, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Master Deed of record in Instrument No. 20130430-0043147, as amended and restates by instrument(s) of record in Instrument No. 20130521-0051151; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Restrictive Covenant for Detached Structures recorded at Instrument No. 20070329-0037577.

This is improved real property located on 828 A Clayton Avenue, Nashville, TN 37204.

Davidson County DEEDWARR
Recvd: 01/13/15 07:45 3 pgs
Fees:18.00 Taxes:1957.30
20150113-0003329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $529,000.00.

Ashley Reso
Affiant

Subscribed and sworn to before me this 9th day of January, 2015.

Commission Expires:_____

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the 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 set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of January, 2015.

Lealand Partners, a Tennessee General Partnership

By:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Adam Epstein with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the partner, and that he/she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of Lealand Partners, a general partnership by himself/herself as partner.

WITNESS my hand and official seal at Nashville, Davidson, this 9th day of January, 2015.

My Commission Expires:_____

Notary Public

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

