WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/15 13:29 3 pgs
Fees:18.00 Taxes:869.50
20150123-0006823

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2015.

Jill L Swicegood
Notary Public

MY COMMISSION EXPIRES: 4/10/2018

(AFFIX SEAL)

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11749

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Gambrel	USAA Federal Savings Bank	155080C07900CO
(NAME)	(NAME)	
7212 Poplar Creek Trace	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Martha P. Leonard, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Margaret Gambrel and Robert Gambrel, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 79 on the plan of Poplar Creek Estates, Phase 2, as shown on plat of record in Plan Book 6900, Page 339 through 347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve T. Leonard and wife, Martha P. Leonard by Warranty Deed dated 07/09/2002 from Darlene G. Rebowe, an unmarried person of record in Instrument 20020710-0083018, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martha P. Leonard, an unmarried woman by Quit Claim Deed dated 02/23/2011 from Steve T. Leonard, an unmarried man and Martha P. Leonard, an unmarried woman of record in Instrument 20110310-0019145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) all matters as set forth per Book 6900, Page 339, Book 6900, Page 340, Book 6900, Page 341, Book 6900, Page 342, Book 6900, Page 343, Book 6900, Page 344, Book 6900, Page 345, Book 6900, Page 346, Book 6900, Page 347, 2) Restrictive Covenants of record in Book 6474, Page 346, 3) Restrictive Covenants Amendment of record in Book 6486, Page 587, 4) Declaration of Covenants, Conditions and Restrictions of record in Book 6662, Page 433, 5) Restrictive Covenants of record in Book 6804, Page 536, 6) Amendment and Supplement to Restrictive Covenants of record in Book 6987, Page 966, 7) Amendment and Supplement to Restrictive Covenants of record in Book 7270, Page 648, 8) Amendment and Supplement to Restrictive Covenants of record in Book 7964, Page 33, 9) Declaration of Covenants, Conditions and Restrictions of record in Book 9472, Page 824, 10) Stormwater Detention Agreement of record in Book 7099, Page 299, 11) Charter of record in Book 7120, Page 125, 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.

unimproved ☐

This is improved ☑ property, known as 7212 Poplar Creek Trace, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of January, 2015.

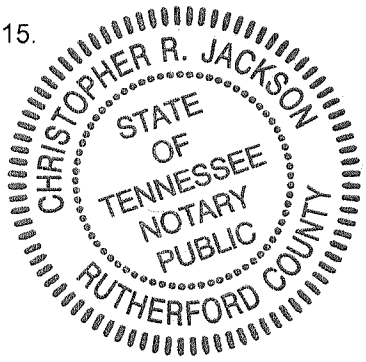
Martha P. Leonard

State of Tennessee
County of Williamson

Personally appeared before me Martha P. Leonard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2015.

Notary Public Chris Jackson
My Commission Expires: May 16, 2015



RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

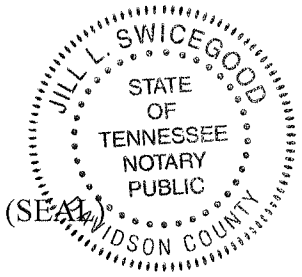
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018