Davidson County	DEEDWARR
Recvd: 04/06/15 10:20	2 pgs
Fees:13.00 Taxes:1006.40	

20150406-0029369

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathleen Troccli Revocable Trust	Kathleen Troccli Revocable Trust	171 04 0C 059.00
(NAME) 819 Barrington Place Drive	(NAME) 5543 Edmondson Pike, 7A	
(ADDRESS) Brentwood TN 37027	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Two Thousand And No/100 Dollars ($272,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Richard Leeper and Paula D. Leeper, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathleen Troccli Revocable Trust**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 59 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L.S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to John Richard Leeper and wife, Paula D. Leeper by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated March 31, 2006 and recorded April 5, 2006 as Instrument No. 20060405-0038904, in said Register's Office for Davidson County, Tennessee. Paula D. Leeper and Paula Leeper are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150967

unimproved ☐

This is improved ☒ property, known as 819 Barrington Place Drive, Brentwood, TN 37027

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 2nd day of April, 2015.

John Richard Leeper by Aaron Armstrong, Attorney In Fact

John Richard Leeper by Aaron Armstrong, Attorney In Fact

Paula Leeper by Aaron Armstrong, Attorney In Fact

Paula Leeper by Aaron Armstrong, Attorney In Fact

STATE OF TN

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Aaron Armstrong , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Richard Leeper and Paula Leeper, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of John Richard Leeper and Paula Leeper, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018