RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155591

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20150025505 DEEDWARR
Recvd: 04/07/15 10:06 2 pgs
Fees:13.00 Taxes:573.13
20150407-0030261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2015.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE Nnotary PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joan D. Eccles<br>3145 Harpeth Springs Drive<br>Nashville, TN, 37221 | Joan D. Eccles<br>23211 Treemont Park<br>San Antonio, TX<br>78261 | 141 06 0D 071.00C0 |

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars ($154,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELISSA M. LEABERRY, UNMARRIED, AND EDWARD B. LEABERRY, MARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOAN D. ECCLES, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 71 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument Number 20030213-0019999, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Melissa M. Leaberry, unmarried, and Edward B. Leaberry, married, by Warranty Deed dated August 17, 2007 and recorded August 24, 2007, of record in Instrument Number 20070824-0101228, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3145 Harpeth Springs Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 25th day of March, 2015.

Edward B. Leaberry

**EDWARD B. LEABERRY**

Melissa M. Leaberry by Edward B. Leaberry Attorney in Fact

**MELISSA M. LEABERRY BY EDWARD B. LEABERRY, ATTORNEY IN FACT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, B. Leaberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2015.

Sarah Simmons

Notary Public

Sarah Simmons

Printed Notary Name

My commission expires: 5/8/2018

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of March, 2014, before me, appeared Edward B. Leaberry, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Melissa M. Leaberry, and that said instrument was signed in behalf of the said Melissa M. Leaberry by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Sarah Simmons

Notary Public

My commission expires: 5/8/2018

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY