STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$189,900.00** (One Hundred Eighty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 10th day of April, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20150027855 DEEDWARR
Recvd: 04/14/15 10:59 2 pgs
Fees: 13.00 Taxes: 702.63
20150414-0032848

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Randy N. Leatherwood and Sylvia M. E. Leatherwood 4707 Bull Run Road Ashland City, TN 37015	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	04600005700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LARRY C. BAKER, EXECUTOR OF THE ESTATE OF GARY H. BAKER, AND VIRGINIA BYRD, SINGLE,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RANDY N. LEATHERWOOD AND SYLVIA M. E. LEATHERWOOD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl & Company, dated 01/25/94, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

BEGINNING at a point in the southerly margin of Bull Run Road, being the front common corner of Low Eugene Hardaway and Hodges farm; thence along the southerly margin of said road, N. 65 deg. 30' E. 230 feet to an iron pin; thence S. 5 deg. E. 235 feet to the middle of Bull Run Creek; thence S. 9 deg. E. 607.2 feet to a point; thence S. 70 deg. W. 77 feet; thence N. 9 deg. (erroneously referred to as 90 deg. in prior conveyances) W. 607.2 feet to the middle of Bull Run Creek; thence S. 70 deg. W. 87 feet to a point; thence N. 23 deg. W. 185 feet to a point; the beginning, containing 2 acres, more or less.

Being the same property conveyed to Gary H. Baker, single, by deed from Peggy L. Cunningham and spouse, Michael Steven Cunningham and Martha Christine Hamblen and spouse, Henry Hamblen, Sr., dated 12/15/1994, of record in Book 9547, Page 34, dated 12/16/1994, Register's Office for Davidson County, Tennessee. Gary H. Baker having since died testate, and pursuant to his Last Will and Testament filed 09/27/2013 as Docket No. 13P-1510 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Larry C. Baker as appointed as Executor.

Virginia Byrd joins in this conveyance to relinquish any and all rights she may have in said property ~~by virtue~~ under the Last Will and Testament of Gary H. Baker.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4707 BULL RUN ROAD** **ASHLAND CITY, TN 37015**

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 assigns, forever, and we do covenant with the said GRANTEE(S) that we are

LTSR Number: GTE File: 2015033831

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 assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 10th day of April, 2015

Estate of Gary H. Baker

Larry C. Baker, EXE.
Larry C. Baker, Executor

Virginia Byrd
Virginia Byrd

Larry C. Baker
Larry C. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Larry C. Baker, Executor**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **the Executor of The Estate of Gary H. Baker** and in his capacity as such **Executor**, acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of April, 2015.

Notary Public
Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Larry C. Baker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of April, 2015.

Notary Public
Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Virginia Byrd**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of April, 2015.

Notary Public
Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

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