WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20150031965 DEEDWARR Recvd: 04/28/15 09:13 2 pgs Fees:13.00 Taxes:453.25 20150428-0037761	The actual consideration or value, whichever is greater, for this transfer is **$122,500.00**. Janet H. Llewellyn Affiant Subscribed and sworn to before me, this the 24th day of April, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL) JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Janet H. Llewellyn	**Waterstone Mortgage Corporation**	**Map 135-16-0 Parcel 014.00**
2653 Mossdale Drive	**N25 W23255 Paul Road**	
Nashville, TN 37217	**Pewaukee, WI 53072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Leesa Ann Hinson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet H. Llewellyn, unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 593, on the Plan of Section Thirteen, Edge-O-Lake Estates, of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John B. Hinson, Jr. and wife, Bernice K. Hinson, by Deed dated June 30, 1969 from Thurman Home Building Corporation, of record in Book 4346, Page 208, Register's Office for Davidson County, Tennessee and further by QuitClaim Deed dated May 24, 1979 from John B. Hinson, Jr. to Bernice K. Hinson, of record in Book 5440, Page 723, said Register's Office. Bernice K. Hinson (also known as Bernice Hinson Hampel) died October 27, 2005. The said property was devised to Leesa Ann Hinson by the 06P-1021 Probate Court for Davidson County, Tennessee. The said Leesa Ann Hinson, Executrix of the Estate of Bernice Hinson Hampel, deceased, quitclaimed to Leesa Ann Hinson, by Executor's Quitclaim Deed dated June 4, 2007, of record in Instrument No. 20070608-0068842, said Register's Office.

The herein described property is not now nor ever has been the principal residence of the grantor's spouse.

Conveyance of the above described parcel is subject to the following:
1) The Plan of record in Book 4175, Page 33, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 4268, Page 302, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **2653 Mossdale Drive, Nashville, TN 37217**

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 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 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 my/our hand(s) this **24th** day of **April, 2015.**

Leesa Ann Hinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Leesa Ann Hinson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY