return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

27106-8 Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Lawson	Churchill Mortgage Corporation	Map 102-15-0, Parcel 062-00
(NAME)	(NAME)	
721 Templeton Drive	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jason J. Leiss and wife, Mary Colleen Leiss formerly known as Mary Colleen Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. Lawson, an unmarried person, as to an undivided 50% interest, and Clair E. Crozier, an unmarried person, as to an undivided 50% interest, as tenants in common, 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. 244 on the Plan of Brook Meade, Section VII, as of record in Book 2331, Page 5, 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 Jason J. Leiss and spouse, Mary Colleen Davis, by Deed dated June 14, 2010 from James Michael Isbell and spouse, Rebecca Lynn Isbell, of record in Instrument No.: 20100616-0046650 and as corrected in Affidavit of Scrivener's Error, of record in Instrument No.: 20100714-0055221, Register's Office for Davidson County, Tennessee. The said Jason J. Leiss and Mary Colleen Davis having since married. The said Mary Colleen Davis is now known as Mary Colleen Leiss.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 721 Templeton Drive, Nashville, TN 37205
(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 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, 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.

BILL GARRETT, Davidson County
Trans:T20150031967 DEEDWARR
Recvd: 04/28/15 09:16 2 pgs
Fees:13.00 Taxes:1258.00
20150428-0037763

Witness our hands this 27th day of April, 2015.

Jason J. Leiss

Mary Colleen Leiss

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason J. Leiss and Mary Colleen Leiss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY