THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2015 Notary Public MY COMMISSION EXPIRES: 3618 (AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150031986 DEEDWARR
Recvd: 04/28/15 09:49 2 pgs
Fees:13.00 Taxes:810.30
20150428-0037792

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Woron	Suntrust Mortgage	MAP
1028 Sharpe Avenue	901 Semmes Avenue	PARCEL 083-01-0-146.00
Nashville, TN 37206	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Elizabeth McLeod and Christopher B. McLeod, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: Raymond Woron, a single man

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 the East one-half of Lot No. 15 on the Plan of W. H. Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot fronts 50 feet on the Southerly side of Sharpe Avenue, or Street, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Elizabeth McLeod and Christopher B. McLeod, wife and husband by Warranty deed from David Manning and Linda Manning, husband and wife, and David Manning, Jr., married of record in Instrument No. 20140703-0059075 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is X) IMPROVED property known as **1028 Sharpe Avenue, Nashville, TN 37206.**

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.

Witness _____ hand( ) this the 23rd day of 2015.

Elizabeth McLeod

Christopher B. McLeod

STATE OF New York
COUNTY OF Erie.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth McLeod** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of April, 2015.

My Commission expires: _____

Notary Public

MARYJANE PSZCZOLKOWSKI
Notary Public - State of New York
No. 01PS5027696
Qualified in Erie County
My Commission Expires May 16, 2018

STATE OF New York
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher B. McLeod** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of April, 2015.

My Commission expires: _____

Notary Public

MARYJANE PSZCZOLKOWSKI
Notary Public - State of New York
No. 01PS5027696
Qualified in Erie County
My Commission Expires May 16, 2018