THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **280,000.00**. Carol A. Leonard Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2015. Rosemary Holst Notary Public MY COMMISSION EXPIRES: 7/2/2018 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150040032 DEEDWARR
Recvd: 05/22/15 11:18 2 pgs
Fees:13.00 Taxes:1036.00
20150522-0047449

ROSEMARY HOLST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A. Leonard	NEW OWNER	MAP
139 Hearthstone Manor Circle		PARCEL 160150A01200CO
Brentwood, TN 37027		
(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, **Sharon Ann Rhome, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol A. Leonard**

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 Unit No. 19 on the Revised Condominium Site Plan of Phase I, Hearthstone Manor, of record in Plat Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Ann Rhome by Warranty Deed from Yoshiko M. Thalberg, unmarried, of record in Instrument No. 20010502-0044307, Register's Office for Davidson County, Tennessee, dated April 22, 2001 and recorded on May 2, 2001.
(Value of consideration shown in aforementioned Deed $192,000.00)

Being also known as 139 Hearthstone Manor Circle, Brentwood, TN 37027

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 () UNIMPROVED

(X) IMPROVED property known as **139 Hearthstone Manor Circle, Brentwood, TN 37027.**

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 my hand( ) this the 18th day of May, 2015.

Sharon Ann Rhome by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Sharon Ann Rhome**, as HER Attorney in Fact, as the free act and deed of the within named **Sharon Ann Rhome**.

Witness my hand and official seal this the 18th day of May, 2015.

My Commission expires 7/2/2018

ROSEMARY HOLST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public