WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043598 DEEDWARR
Recvd: 06/03/15 14:11 2 pgs
Fees: 13.00 Taxes: 592.00
20150603-0051922

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian D. Leach and Laura J. Leach	SWBC Mortgage Corp	
(NAME)	(NAME)	
214 Bonnavue Drive	9311 San Pedro Ave., Ste 100	75-5 95
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(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, I, **MARY E. MUSCHLER BUSSELL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN D. LEACH AND LAURA J. LEACH, HUSBAND AND WIFE,** 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. 939 on the Plan of Hermitage Hills Subdivision, Section 8, of record in plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael L. Gregory, Jr. and Mary E. Muschler by deed from Calvin J. Jones and wife, Carol L. Jones, of record in Instrument No. 20030604-0076900 , Register's Office for Davidson County, Tennessee. Michael L. Gregory, Jr. conveyed his interest in said property to Mary E. Muschler by Quitclaim Deed of record in Instrument No. 20040623-0074311, said Register's Office. Mary E. Muschler has since married and is now known as Mary E. Muschler Bussell. Kevin Scott Bussell joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 3600, page 24, said Register's Office; and (c) restrictive covenants of record in Book 3864, page 441 and Book 4140, page 232, said Register's Office.

unimproved
This is improved X property, known as 214 Bonnavue Drive, Hermitage, TN 37076
(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.

Witness my hand this 1st day of June, 2015.

MARY E. MUSCHLER BUSSELL

KEVIN SCOTT BUSSELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Muschler Bussell and Kevin Scott Bussell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015