G#26963-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043818 DEEDWARR
Recvd: 06/04/15 09:48 2 pgs
Fees: 13.00 Taxes: 647.50
20150604-0052192

State of Tennessee
County of Blount

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Carrie Braden
Affiant

Subscribed and sworn to before me, this the 1st day of June, 2015.

Notary Public

My commission expires: 2-28-17
(AFFIX SEAL)

SUE E. WALLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

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
Carolyn B. Leith and Winston A. Leith	American Southwest Mtg	**150140D00200CO**
4605 Buckpasser Avenue	ISAOA ATIMA 5900 Mosteller Dr Ste 10	
Antioch, TN 37013	Oklahoma City, OK 73112	

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,

Christopher Fletcher and Heather Heusel Fletcher, husband and wife

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

Carolyn B. Leith and husband, Winston A. Leith

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. 86 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, 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 Christopher Fletcher, single man, and Heather Heusel, single woman, as joint tenants with rights of survivorship, by Warranty Deed dated May 2, 2014, from Keeneland Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20140506-0038568, Register's Office for Davidson County, Tennessee. The parties having since married and Heather Heusel is now known as Heather Heusel Fletcher.

THIS instrument is being executed on behalf of Christopher Fletcher and wife, Heather Heusel Fletcher, pursuant to a Power of Attorney executed by them on the 24th day of March, 2015, of record in Instrument No. 20150604-0052191, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20070612-0070162, said Register's Office;

2) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, Register's Office for Davidson County, Tennessee;

3) Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, said Register's Office;

4) Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, Page 388, and in Book 2544, Page 450, Register's Office for Davidson County, Tennessee;

5) Right-of-Way Easement to Colonial Pipeline Company, of record in Book 3570, Page 15, Register's Office for Davidson County, Tennessee;

6) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, Register's Office for Davidson County, Tennessee;

7) Easement to BellSouth Telecommunications, Inc., of record in Instrument No. 20070625-0075335, Register's Office for Davidson County, Tennessee;

8) Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, Register's Office for Davidson County, Tennessee;

9) Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, said Register's Office; and,

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **4605 Buckpasser Avenue, Antioch, TN 37013**.

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 **1st** day of **June, 2015.**

Christopher Fletcher
By Sharlene Walcott-Williams Attorney In Fact
Christopher Fletcher
By Sharlene Walcott-Williams, Attorney-In-Fact

Heather Heusel Fletcher
By Sharlene Walcott-Williams Attorney In Fact
Heather Heusel Fletcher
By Sharlene Walcott-Williams, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Sharlene Walcott-Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Christopher Fletcher and Heather Heusel Fletcher,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Christopher Fletcher and Heather Heusel Fletcher,** for the purpose therein contained, by signing the name of **Christopher Fletcher and Heather Heusel Fletcher,** by herself as Attorney-In-Fact.

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

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-19-16