Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15060007

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Nancy Lechiara
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF June, 2015.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner	Send Tax Bills To:	Tax Information:
Jason D. Conatser and Tiffany D. Conatser 4887 Little Marrowbone Road Ashland City, TN 37015	Same	037-045.00 AND 037-058.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nancy Lechiara and Stephen Lechiara, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Jason D. Conatser and Tiffany D. Conatser, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 14th Civil District of Davidson County, Tennessee, being two tracts of land described as follows:

Tract No. 1:
Beginning in the center of Little Marrowbone Road at the Northwest corner of Chas. L. Hutton's property; running thence with said centerline, North 71 degrees East, 68 feet to a point opposite the centerline of Higdon Road; thence, North 68 degrees East, 45 feet to a spike; thence, South 17 degrees East, 424 feet to the centerline of Little Marrowbone Creek; thence with the centerline, South 64 degrees West, 112 feet; thence with Hutton's line, North 17 degrees West, 428 feet to the beginning, containing 1.05 acres, more or less.

Tract No. 2:
Beginning in the centerline of Little Marrowbone Road at the Northeast corner of the property conveyed to Eara Lea Carney Ingram by deed of record in Book 4162, Page 962; thence running in a Northeasterly direction with the centerline of said Little Marrowbone Road 204 feet, more or less, to a point; thence leaving said Little Marrowbone Road and running Southeastwardly along the line with Wm. F. Trail a distance of 365 feet, more or less, to the centerline of Little Marrowbone Creek; thence in a Southwesterly direction along the centerline of said Little Marrowbone Creek, 204 feet more or less to a point, said point being the Southeast corner of Ingram; thence in a Northwesterly direction along the common line with Ingram 428 feet to the beginning.

Included with this conveyance is the 1996 MIAM manufactured home, VIN# 000000000MAKY2117, which has become and is affixed such that the manufactured housing unit is an improvement to and made part of the real property, and to which it is the intention of the Grantor that the certificate of title will be properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138.

BILL GARRETT, Davidson County
Trans:T20150051786 DEEDWARR
Recvd: 06/29/15 09:56 2 pgs
Fees:13.00 Taxes:303.40
20150629-0062052

Being the same property conveyed to Nancy Lechiara and husband, Stephen Lechiara, by Warranty Deed from Michael Davis Smith and wife, Shelia Lee Smith, dated 02/03/06 and recorded on 02/10/06 in Instrument No. 20060210-0016640, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4887 Little Marrowbone Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Nancy Lechiara and Stephen Lechiara** have caused this instrument to be executed, this the 26 day of June, 2015.

Nancy Lechiara

Nancy Lechiara

Stephen Lechiara

Stephen Lechiara

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Nancy Lechiara and Stephen Lechiara,** 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.

This the 26 day of June, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BROYLES MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY