THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150053086 DEEDWARR
Recvd: 07/01/15 12:36 2 pgs
Fees:13.00 Taxes:647.50
20150701-0063704

R. L. MOORE 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 $ **175,000.00.**

Amy F. Smartt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2015

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy F. Smartt	new owner	MAP
131 Harpeth Trace Drive		PARCEL 143-03-0D-131.00-CO
Nashville, TN 37221		
(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, **Carol Lea-Mord, Successor Trustee of the Douglas E. Leach and Brenda M. Leach Joint Revocvable Living Trust u/a/d August 25, 1995**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy F. Smartt, unmarried**

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, Being Unit No. 131 in a Horizontal Property Regime located on the Plan of Revised Plan, Harpeth Trace Highprise Condominium Apartments of record in Book 5050, Page 47, said Register's Office to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Douglas E. Leach and wife, Brenda M. Leach, Trustees U/A/D August 25, 1995 by Quitclaim deed from Douglas E. Leach and wife, Brenda M. Leach, individually of record in Book 9775, page 885, Register's Office for Davidson County, Tennessee, dated August 25, 1995 and recorded on August 29, 1995. The said Douglas E. Leach having since passed away on July 1, 2003. The said Brenda M. Leach having since passed away May 4, 2013.

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 **131 Harpeth Trace Drive, Nashville, TN 37221.**

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 29th day of June, 2015.

Douglas E. Leach and Brenda M. Leach Joint Revocable Living Trust
u/a/d August 25, 1995

Carol Lea-Mord Successor Trustee
Carol Lea-Mord, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carol Lea-Mord** with whom I am personally acquainted and who upon his oath acknowledged HERSELF to be the **Successor Trustee** of the **Douglas E. Leach and Brenda M. Leach Joint Revocable Living Trust u/a/d/ August 25, 1995** the within named bargainors, and Trust, and that she as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Carol Lea-Mord** as such **Successor Trustee**.

Witness my hand and seal this the 29th day of June, 2015.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Lea-Mord** 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2015.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2015.

My Commission expires _____

_____
Notary Public