Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brady Justin Church	Lending Hand Mortgage, LLC	161-1-A-61 CO
(NAME)	(NAME)	
5312 Edmondson Pike, Unit 5	116 E. Cedar Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kristin Corrao f.k.a. Kristin Leim, Paul Leim and wife, and Eugenia Leim,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brady Justin Church,** 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 5312, #5, together with Garage No. 11 as shown on the Plan of Danbury Condominiums as Exhibit "C" to the Master Deed of Danbury Homeowners Association of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements of Danbury Homeowners Association as described in Master Deed of record in Book 6612, Page 75, said Register's Office all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kristin Leim, unmarried, Paul Leim and wife, Eugenia Leim by deed of record in Instrument Number 20091105-0102315, Register's Office for County, Tennessee. Kristin Leim now known as Kristin Corrao.

Subject to all matters on plat of record in Plat Book 4675, Page 65, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee. Sewer Easement of record in Minute Book 221, page 638, Chancery Court for Davidson County, Tennessee. Charter to Danbury HOA of record in Book 6625, page 510, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5312 Edmondson Pike, Unit 5, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150056023 DEEDWARR
Recvd: 07/10/15 11:25 3 pgs
Fees:18.00 Taxes:425.28
20150710-0067288

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/our hands this 1st day of July, 2015.

Kristin Corrao f.k.a. Kristin Leim

[redacted]

[redacted]

State of Tennessee
County of Williamson

Personally appeared before me Kristin Corrao, [redacted] with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2015.

Notary Public

My Commission Expires: 7-30-17

File No.: 9602

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

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/our hands this 1st day of July, 2015.

Paul Leim

Eugenia Leim

State of Tennessee
County of Williamson

Personally appeared before me Paul Leim, and Eugenia Leim, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2015.

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public
My Commission Expires: 7-30-17

File No.: 9602