WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,447.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 7.30.17

(AFFIX SEAL)

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

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
Terry E. DeSelms	Terry E. DeSelms	14709007600
(NAME)	(NAME)	
1528 Gordon Petty	1528 Gordon Petty	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(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, I, **Joan E. Leach,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terry E. DeSelms,** 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. 33 on the Plan of Caldwell County Estates, Section One, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Joan E. Leach, by deed of record in Instrument Number 20031024-0157417, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Caldwell County Estates, Section One, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2802, Page 369, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4936 Salem Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20150059443 DEEDWARR
Recvd: 07/21/15 12:26 2 pgs
Fees:13.00 Taxes:989.55
20150721-0071380

Witness my/our hands this 16th day of July, 2015.

Joan E. Leach

State of Tennessee
County of Williamson

Personally appeared before me Joan E. Leach, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2015.

Notary Public
My Commission Expires: 7-30-17

File No.: 9834

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