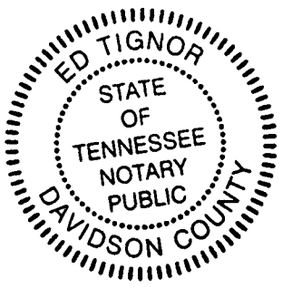
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas E. Kauffman	Pacific Union Financial	Parcel ID:
2912 Deercreek Trail N.	8900 Freeport Parkway; Ste 150	135100C10400CO
Nashville, TN 37217	Irving, TX 75063	

FOR AND IN 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, we

Kelvin Leavy and wife, Chonta R. Leavy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Thomas E. Kauffman, , and Jeffery Fowler, spouse , as tenants in common with full*** 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:

*right of survivorship

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Section Four, Ransom Park, as of record in Instrument No. 20040323-0032419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kelvin Leavy and wife, Chonta R. Leavy by deed from James R. Ford, Jr., unmarried, of record in Instrument 20041015-0124510, Register's Office for said County, dated October 15, 2004.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20000725-0073496, amended in Instrument 20011010-0110579, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040323-0032419, said Register's Office: (3) Easement to AT&T in Book 1237, Page 111, said Register's Office; (4) Sewer Line Easement in Book 2649, Page 593, said Register's Office; (5) Storm Water Detention Agreement in Instrument 20010206-0011474; Instrument 20010206-0011475; and Instrument 20001213-0122751, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2912 Deercreek Trail N., Nashville, TN 37217

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 our hands this 7th day of August, 2015.

Kelvin Leavy

Chonta R. Leavy

BILL GARRETT, Davidson County
Trans:T20150066627 DEEDWARR
Recvd: 08/11/15 09:43 2 pgs
Fees:13.00 Taxes:662.30

20150811-0080159

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelvin Leavy and Chonta R. Leavy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138