WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

P-RA-15-4325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sally Munns	**Farmington Mortgage, a division of Capstar Bank**	
(NAME) **4325 Barnes Cove Dr**	(NAME) **2002 Richard Jones Rd., Ste. 300A**	**173-09-0A-728.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GAY L. LEONARD AND LARRY LEONARD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SALLY MUNNS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 601 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W.M. Lynch and wife, Betty R. Lynch and Gay L. Leonard, joint tenants with right of survivorship by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090116-0004335 Register's Office for Davidson County, Tennessee, dated January 15, 2009 and recorded on January 16, 2009. The said Betty R. Lynch having since died on February 28, 2014. The said W.M. Lynch having since died on April 18, 2014. Futher, being the same property conveyed to Gay L. Leonard and husband, Larry Leonard by Quitclaim deed from Gay L. Leonard of record in Instrument No. 20150311-0021034 Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on March 11, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20070413-0044640;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20020315-0032826, 20021226-0158458 and 20060321-0032383;
- Master Restrictive Covenants in Instrument Nos. 20020315-0032825, 20021226-0158459 and 20060321-0032382;
- HOA Charter of record in Instrument No. 20010412-0045831;
- Easements for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument Nos. 20010918-0100850 and 20010918-0100852;
- Stormwater Detention Agreement of record in Instrument Nos. 20020628-0078164 and 20051213-0149579;
- Sanitary Sewer Easements of record in Instrument Nos. 20010918-0100849 and 20010918-0100851, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4325 Barnes Cove Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150069057 DEEDWARR
Recvd: 08/17/15 14:20 2 pgs
Fees:13.00 Taxes:795.13

20150817-0082525

Witness my/our hand(s) this the 6th DAY OF AUGUST, 2015.

Gay L. Leonard

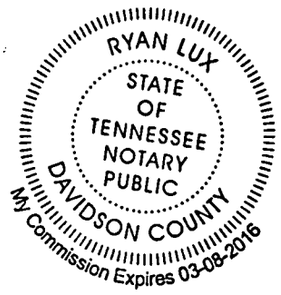
Larry Leonard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAY L. LEONARD AND LARRY LEONARD, the within named bargainor, 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, this the 6th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212