G-27426-4
BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069461 DEEDWARR
Recvd: 08/18/15 11:46 2 pgs
Fees:13.00 Taxes:2703.41
20150818-0083046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,650.00

William Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2015.

Notary Public JEFFREY S. BENZ

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Holmes and Jennifer Trueblood	**JPMorgan Chase Bank, N.A.**	
(NAME)	(NAME)	
2514 Blair Blvd.	**P.O. Box 78420**	104-11 291.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Phoenix, AZ 85062-8420**	
(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, WE, **NANCYE. LEACH, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM HOLMES AND JENNIFER TRUEBLOOD, HUSBAND AND WIFE,** 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. 143 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy E. Leach, an unmarried person by Warranty Deed from Ronald G. Wiley and wife, Virginia F. Wiley, recorded on the 19th day of April, 1994 in Deed Book 9316, Page 314, in the Register's Office of Davidson County, Tennessee.

William J. Hoskins joins in this conveyance to convey any marital interest he may have.

This conveyance is subject to (a) 2015 real property taxes; and (b) All matters appearing on the plan of record in Plat Book 421, Page 7, said Register's Office.

unimproved
This is improved x property, known as 2514 Blair Blvd., Nashville, TN 37212
(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.

Witness my hand this 17 day of August, 2015.

NANCY E. LEACH

WILLIAM J. HOSKINS

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 Nancy E. Leach and William J. Hoskins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015