WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072253 DEEDWARR
Recvd: 08/26/15 08:59 2 pgs
Fees:13.00 Taxes:203.50
20150826-0086201

P-TC-15-8608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Brett Leehans and Kim Leehans	**Brett Leehans and Kim Leehans**	
(NAME) **7432 Harness Dr**	(NAME) **7432 Harness Dr**	**155-00-0-146.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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 **JAMES SLAUGHTER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRETT LEEHANS AND WIFE, KIM LEEHANS,** 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, situated in the 9th Civil District, surveyed on September 21, 1996, by S.H. Hutchinson, described as follows:

BEGINNING at an iron stake, Dog Wood pointer in the Hermon Claxton line, the original north east corner of the Fannie Jackson land; thence south 13° west 318 feet to a point in the Ridge Road, thence south 20° east 224 feet to a point in said road; Chestnut and Mulberry pointers; thence leave Ridge Road, south 56° west 320 feet, more or less, to a point in another Ridge Road, White Oak pointer, southeast corner of a 5 acre tract to George Lewis, iron stake in line on north margin of road - thence with east line of tract #2 to George Lewis, north 2° 30' east 705 feet to an iron stake in the Hermon Claxton line, White Oak and Hickory pointers; thence with Claxton's line, south 86° east 215 feet to the point of BEGINNING, containing 2.83 acres, being the same, more or less.

Being the same property conveyed to James Slaughter, unmarried by Warranty deed from Elsie A. Weatherspoon, unmarried of record in Instrument No. 20150615-0056300 Register's Office for Davidson County, Tennessee, dated June 4, 2015 and recorded on June 15, 2015.

This conveyance is subject to:
- Ingress and egress and utility easement of record in Book 6671, Page 653, re-recorded in Book 6893, Page 75, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8608 Lewis Rd , Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2015.

James Slaughter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES SLAUGHTER, 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 21st of August, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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