BILL GARRETT, Davidson County
Trans:T20150084934 DEEDWARR
Recvd: 10/06/15 10:05 2 pgs
Fees:13.00 Taxes:1281.42
20151006-0101568

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $346,329.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/18/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1346B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Eric Landes and Megan Oleson, and Leslie Landes	Same address	092-04-256.00
901 11th Ave North	as new owner	
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TED LEFTWICH AND WIFE, RITA DENISE LEFTWICH

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC LANDES. AN UNMARRIED MAN, AND MEGAN OLESON, AN UNMARRIED WOMAN, AND LESLIE LANDES, A MARRIED MAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 in Elizabeth Morrison's Subdivision of Lot No. 158 in John McNairy House Tract, not of record, described as follows:

Beginning on the northwest corner of Hamilton Street and 11th Avenue North, formerly Cumberland Street; thence northerly with the westerly margin of said 11th Avenue North, 62 feet to the southeast corner of Lot No. 35 on the Plat of Johnson Bransford's Subdivision of three parts of Lot No. 158 in the John McNairy House Tract, as of record in Book 161, Page 146, Register's Office for Davidson County, Tennessee; thence westerly with the line between said Lot Nos. 1 and 35, 134 feet, more or less, to an alley; thence southerly with the easterly margin of said alley 62 feet to Hamilton Street; thence easterly with the northerly margin of Hamilton Street, 134 feet, more or less to the beginning.

Being the same property conveyed to Ted Leftwich and Rita Denise Letwich by Quitclaim Deed from Rita Denise Letwich, of record in Book 11403, Page 737, Register's Office for Davidson County, Tennessee, dated March 17, 1999 and recorded on March 29, 1999.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 35 and the southerly 1 1/2 feet of Lot No. 34 on the Plat of Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of John McNairy's Mansion House Tract, of record in Book 161, Page 146, Register's Office for said County.

Said Lot and part of said lot front together 39 feet on the westerly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines, 136 feet more or less to an alley.

Being the same property conveyed to Ted and Rita Leftwich by Quitclaim Deed from Willie Hancock, of record in Book 11128, Page 39, Register's Office for Davidson County, Tennessee, dated August 11, 1998 and recorded on September 28, 1998. (as to Tract II)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 146, Register's Office for Davidson County, Tennessee.

This is property known as 901 11th Ave North, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of September, 2015.

Ted Leftwich

Rita Denise Leftwich

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TED LEFTWICH AND RITA DENISE LEFTWICH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1346B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 100
Brentwood, TN 37027

Limestone Title & Escrow, LLC
3173 South Church St.
Murfreesboro, TN 37127
(615) 290-5222