STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 10/18/2016
File No. G15-2852D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150085480 DEEDWARR
Recvd: 10/07/15 10:35 2 pgs
Fees:13.00 Taxes:832.50
20151007-0102225

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Conrad and Karen S. Conrad, husband and wife (NAME)	American Financial Resources (NAME)	72-11-225
1425 Ann Street (STREET ADDRESS)	9 Sylvan Way (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Parsippany, NJ 07054 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Brandy Elyse Webb Leach, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Conrad and Karen S. Conrad, 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 more particularly described as follows:

Lot 3 of T.E. Guthries UNRECORDED SUBDIVISION of Lots Nos. 58 and 59 on the plan of W.J. Myers Subdivision Maxey's Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot 58 fronting 50 feet on the east side of Pennington Avenue, Lot 59 fronts 70 feet on the east side of Pennington, both lots extend back between parallel lines 150 feet to an alley in the rear. The south line of Lot 59 being the north line of Ann Street, said two lots have been resubdivided by the said T.E. Guthries so as to make three lots fronting on Ann Street of 50 feet each. The said 3 lots are numbered consecutively 1, 2, & 3 beginning at Pennington Avenue, making Lot No. 3 herein conveyed front 50 feet on the north side of Ann Street and extend back between parallel lines 120 feet to a dead line, the east line of Lot 3 being along the west margin of said alley.

BEING the same property conveyed to Brandy Elyse Webb, a single woman from Scott Dupre, a married man, by Deed dated July 31, 2012, as Instrument No. 20120802-0068305, in the Register's Office for Davidson County, Tennessee.
Ryan P. Leachjoins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Overhang Easement as recorded in Instrument No. 20061010-0125639, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1425 Ann Street, Nashville, TN 37216.

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. Whenever 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 2nd day of October, 2015.

Brandy Elyse Webb Leach — October 02, 2015
Brandy Elyse Webb Leach — Date

Ryan P. Leach — October 02, 2015
Ryan P. Leach — Date

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 Brandy Elyse Webb Leach and Ryan P. Leach, husband and wife, the bargainor(s), 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 2nd day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066