WARRANTY DEED
2015-1012

BILL GARRETT, Davidson County
Trans: T20150086211 DEEDWARR
Recvd: 10/09/15 10:33 2 pgs
Fees: 13.00 Taxes: 647.50
20151009-0103083

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of October, 2015

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Toby N. Leonard	Franklin American Mortgage Company	13302012900
3200 Wingate Avenue	501 Corporate Centre Drive Suite 400	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Toby N. Leonard**, an unmarried man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Airdrie Sub "B" Property of D.C. Buell of record in Plat Book 547, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Walker, unmarried from Tonya C. Bass and husband John Bass by Warranty Deed on June 29, 2011, of record in Instrument Number 20110706-0051777, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 in the estimated amount of $1,107.15 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 13302012900, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3200 Wingate Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenver 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 our hands this October 8, 2015.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 8, 2015

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.