BILL GARRETT, Davidson County
Trans:T20150099815 DEEDWARR
Recvd: 11/24/15 10:11 2 pgs
Fees:13.00 Taxes:861.18
20151124-0118972

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 232,750.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph M. Gaines	new owner	**117 07 0B 205.00**
3182 Hillsboro Pike		
Nashville, TN 37215		

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 HEREBY ACKNOWLEDGE, WE,

Lindsay Holst Leatherman, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph M. Gaines, unmarried

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 Unit No. 205, on the Plan of The Claridge, as shown on plat of record in Plat Book 5800, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, together with the appurtenant interest in the common elements of The Claridge, a horizontal property regime established by Master Deed and By-Laws of record in Book 5896, page 607, said Register's Office.

Being the same property conveyed to Lindsay Holst, unmarried, by Warranty Deed from Mary E. Rehorn, unmarried, dated 05-24-2005 and recorded in Instrument No. 20050606-0064558, said Davidson County Register's Office.

Lindsay Holst is now married and also known as Lindsay Holst Leatherman. Subject property was never the sole principal residence of said Grantor, her spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3182 Hillsboro Pike, Nashville, TN 37215.

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 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/our hand(s) this 20th day of November, 2015.

Lindsay Holst Leatherman by

Lindsay Holst Leatherman
By: Marlena Steflik
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **MARLENA STEFLIK** to me known to be the person who executed the foregoing instrument in behalf of **LINDSAY HOLST LEATHERMAN** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **LINDSAY HOLST LEATHERMAN.**

Witness my hand, at office, this 20th day of November, 2015.

Elizabeth Maison
Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY