# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106573 DEEDWARR
Recvd: 12/17/15 10:59 2 pgs
Fees:13.00 Taxes:462.50
20151217-0126970

Y-BR-15-3225-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

**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) |
|---|---|---|
| **Gerald D. Harvey and Jane R. Harvey** | **SunTrust Mortgage, Inc.** | |
| (NAME) | (NAME) | **108-08-0-046.00** |
| **3225 Cedar Ridge Rd** | **901 Semmes Ave.** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | **Richmond, VA 23224** | |
| (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 **SONDA M. LEONARD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GERALD D. HARVEY AND WIFE, JANE R. HARVEY,** 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, being Lot 204, SECTION 2, LARCHWOOD, as shown on plat of record in Plat Book 5200, Pages 57, 58 and 59 and Plat Book 5200, Pages 207 and 208, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sonda M. Leonard, unmarried by Warranty Deed from Olivia Cedeno, unmarried, recorded on the 12th day of December, 2012 in Instrument No. 20121212-0114337, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 5200, Pages 57-59 and Plat Book 5200, Pages 207-208;
- Restrictive Covenants of record in Book 5479, Page 443, Book 5681, Page 696 and Book 6011, Page 130, 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: **3225 Cedar Ridge Rd, Nashville, Tennessee 37214**.

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 15th DAY OF DECEMBER, 2015.

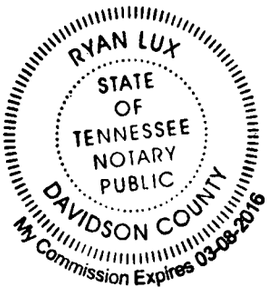
Sonda M. Leonard by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SONDA M. LEONARD, and who acknowledged he executed the same as the free act and deed of the said SONDA M. LEONARD.

Witness my hand and official seal, this the 15th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




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