

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2015.

Lura Brady

Notary Public

My commission expires: 8-27-18

BILL GARRETT, Davidson County
Trans:T20160001417 DEEDWARR
Recvd: 01/07/16 09:46 2 pgs
Fees:13.00 Taxes:314.50
20160107-0001520

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dawn Leahy	NEW OWNER	**05201006800 & 05201006900**
161 Harrington Avenue		
Madison, TN 37115		

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,

Benjamin Brown, married

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

Dawn Leahy

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:

TRACT ONE:
Being Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, and the easterly 25 feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Planning Commission, Bill No. 058- 493, more particularly described as follows:BEGINNING on the northerly margin of Harrington Avenue at the corners of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 128 feet to the southeast comer of Lot No. 40; thence westwardly 75 feet to a point; thence southwardly 128 feet to the northerly margin of Harrington Avenue; thence with the
same, eastwardly 75 feet lo the beginning.

TRACT TWO:
BEING Lot No.2 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 50 feet on the Northerly side of Harrington Avenue and runs back 120 feet on the westerly line and 135 feet on the easterly line to a dead line in the rear measuring 50 feet, more or less.

Being the same property conveyed to Benjamin Brown from Shapiro & Ingle, LLP (as appointed in Instrument No. 20150806-0078282), by Substitute Trustee's Deed dated September 18, 2015 and of record in Instrument No. 20150928-0098086, Register's Office for Davidson County, Tennessee. Subject property was never the principal residence of said Grantor nor any of his heirs and/or 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 161 Harrington Avenue, Madison, TN 37115.

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 28th day of December, 2015.

Benjamin Brown

STATE OF Arizona
COUNTY OF Apache

Personally appeared before me, a Notary Public of said County and State, Benjamin Brown, the within named Grantor(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, at office, this 28th day of December, 2015.

Notary Public

KRISTI ZIELER
NOTARY PUBLIC - STATE OF ARIZONA
APACHE COUNTY
COMMISSION EXPIRES
07-16-2016

My Commission Expires: July 16, 2016