WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160006490 DEEDWARR
Recvd: 01/25/16 16:19 2 pgs
Fees: 13.00 Taxes: 592.00
20160125-0007136

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine M Leonard	Catherine M Leonard	133 11 0 049.00
(NAME)	(NAME)	
3818 Sam Boney Dr.	3818 Sam Boney Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patrick Sanders,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Catherine M Leonard,** a single woman, hereinafter called the GRANTEES, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for said County.

Being the same property conveyed to Patrick Sanders, an unmarried man from Sylvia M. Cannon by virtue of Warranty Deed for $65,000.00 dated May 27, 2015 and recorded May 28, 2015 as Instrument No. 20150528-0048951, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as shown on the Plan of record in Plat Book 3300, Page 100, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3818 Sam Boney Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 15th day of January, 2016.

Patrick Sanders

State of Tennessee
County of Rutherford

Personally appeared before me Patrick Sanders, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No. 14241

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD