WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160015893 DEEDWARR
Recvd: 02/26/16 11:31 2 pgs
Fees:13.00 Taxes:440.30
20160226-0018419

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
610 Delaware, LLC, a series of Augustine Properties, LLC, a Tennessee limited liability company	Same As New Owner	Map 43-9
(NAME)	(NAME)	
1325 General MacArthur Drive		Parcel 137.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **Keith Leonard and Shirelle L. Leonard, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **610 Delaware, LLC, a series of Augustine Properties, LLC, a Tennessee limited liability company,** 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 Lot Nos. 22 and 23, Block F on the Plan of Woodlawn Estates of record in Plat Book 843, page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 25 feet on the east side of Delaware Avenue and runs backs between lines 228.4 feet on the northerly line and 225.8 feet on the southerly line to a dead line in the rear measuring 25 feet thereon.

Said Lot No. 23 fronts 25 feet on the Easterly side of Delaware Avenue and extends back 228.4 feet on the Northerly line and 225.8 feet on the Southerly line to a dead line in the rear measuring 25 feet thereon.

Being the same property conveyed to Keith Leonard and wife, Shirelle L. Leonard by Warranty Deed from Walter F. Duke, married, filed for record on October 29, 2002 as Instrument No. 20021029-0132280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 82, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 610 Delaware Avenue, Madison, TN 37115
(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 24th day of February, 2016.

Keith Leonard

Shirelle L. Leonard

State of Tennessee
County of Davidson

Personally appeared before me Keith Leonard and Shirelle L. Leonard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2016.

Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires:

File No.: 36460