WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/16 10:47 4 pgs
Fees:23.00 Taxes:323.75
20160331-0030455

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $87,500.00.

Affiant

Subscribed and sworn to me on March 28th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tracy Williams 568 OLD HICKORY BLVD Nashville, TN 37209	229 Wood Maker Court Nashville, TN 37214	11400023400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Carolyn Leach Broyles, Beverly Leach Brown, Marquez Leach, James Leach, Annette Carter-Green aka Annette M. Fulson, as the Heirs/Devisees of Mildred C. Leach, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Tracy Williams and wife, Konya Williams, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 8th District of Davidson County, Tennessee, being a part of the Subdivision of the Alph Robertson Property, not of record, and described according to a survey by Norris H. Hickerson, Surveyor, dated June 23, 1951 as follows: Beginning at a point in the Easterly margin of Old Hickory Blvd. at the Northwest corner of property conveyed to Robert Carney by deed of record in Book 2144, Page 446, R.O.D.C. Tennessee; thence Easterly 450 feet to a point; thence Northerly 110 feet more or less to a point; thence Westerly 450 feet to a point in the Easterly margin of Old Hickory Blvd; thence Southerly along the Easterly margin of said Old Hickory Blvd., 100 feet to the point of beginning and containing 1.1 acres, more or less.

Being the same property conveyed by Installment Deed from R. P. Tolbert, Sr. to Jim Howard Leach and wife Mildred C. Leach, as recorded on the 16th day of September, 1966 in Deed Book 4057, Page 144; Quitclaim Deed from Jim Howard Leach (Deceased) and Mildred C. Leach to Mildred C. Leach, as recorded on the 21st day of August, 2009 in Instrument No. 20090821-0078773; Being further the same property vested in Carolyn Leach Broyles, Charlotte Leach Slaughter, Brenda Leach Mayberry, Beverly Leach Brown, Marquez Leach, James Leach, and Annette Carter-Green, devisees of Mildred C. Leach, by her Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division (under Docket No. 15P1880) as recorded on the 15th day of December, 2015 in Instrument No. 20151215-0125805, in the Register's Office of Davidson County, Tennessee. Charlotte Leach Slaughter having died survived by her children, Sheteka Slaughter, Angela Slaughter, Christy Slaughter and Christopher Slaughter, her sole surviving heirs at law. See Affidavits of Heirship, of record in Instrument No. 20160330-0030243 and Instrument No. 20160330-0030244, Register's Office of Davidson County, Tennessee; Quitclaim Deed from Brenda Faye Mayberry, Angela Slaughter, Sheteka Slaughter, Christy Slaughter, and Christopher Slaughter to Tracy Williams, of record in Instrument No. 20160107-0001804, Register's Office of Davidson County, Tennessee.

Less and Except:

Beginning at the point of intersection of the exiting East margin of State Route 251 (Old Hickory Blvd) and the South boundary of the Mid-State Homes, Inc. property; thence with said South boundary South 85 degrees, 55 minutes, 37 seconds East 4.73 feet; thence with a curve right having a radius of 1677.02 feet Southwardly 100.30 feet to a point in Robert Carney's North boundary; thence with said boundary North 82 degrees, 02 minutes, 17 seconds West 4.21 feet to a point in the existing East margin of State Route 251; thence with said margin Northwardly 100 feet more or less to the point of beginning containing 441 square feet.

Being the same property conveyed by Warranty Deed from Jim Howard Leach and wife, Mildred C. Leach to the State of Tennessee, as recorded on the 20th day of June, 1989 in Deed Book 7868, Page 648, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 568 Old Hickory Blvd, Nashville, TN 37209.

The above described property has never been used as the principal residence of the Grantors, their spouses or minor children.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on March 28th, 2016.

Heirs/Devisees of Mildred C. Leach

Carolyn Leach Broyles

Carolyn Leach Broyles

Marquez Leach by Carolyn Leach Broyles as his attorney in fact

Marquez Leach

BY: Carolyn Leach Broyles as his attorney-in-fact

Beverly Leach Brown as her attorney in fact

Beverly Leach Brown

BY: Carolyn Leach Broyles as her attorney-in-fact

Annette M. Fulson, Carolyn Leach Broyles as her attorney in fact

Annette M. Fulson aka Annette Carter-Green

BY: Carolyn Leach Broyles as her attorney-in-fact

James Leach by Carolyn Leach Broyles as his attorney in fact

James Leach

BY: Carolyn Leach Broyles as his attorney-in-fact

(Notary acknowledgements on following page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On March 28th, 2016, before me personally appeared Carolyn Leach Broyles to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Leach Broyles, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Marquez Leach and is authorized by Marquez Leach to execute this instrument on behalf of Marquez Leach.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Leach Broyles, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Beverly Leach Brown and is authorized by Beverly Leach Brown to execute this instrument on behalf of Beverly Leach Brown.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Leach Broyles, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Annette M. Fulson aka Annette Carter Green and is authorized by Annette M. Fulson to execute this instrument on behalf of Annette M. Fulson.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Leach Broyles, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for James Leach and is authorized by James Leach to execute this instrument on behalf of James Leach.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th of March, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017