BILL GARRETT, Davidson County
Trans:T20160026711 DEEDWARR
Recvd: 04/01/16 16:16 2 pgs
Fees:13.00 Taxes:814.00
20160401-0031340

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 29th day of March, 2016. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert E Leach Julie S Leach	New Owner	
324 Jackson Street		143-03-0D-147.00-CO
Paris, TN 38242		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE W. B. ELDER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E LEACH AND JULIE S LEACH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 unit number 147 on the revised plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, page 47,, and also depicted as shown on "Exhibit D" to the Master Deed recorded in Book 5116, page 751, Register's Office for Davidson County, Tennessee, to which plan references are hereby made.

Being the same property conveyed to George W. B. Elder, a single person by Warranty deed from Robert D. Lymburner and wife, Mary J. Lymburner of record in Instrument No. 20081124-0115076 Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded on November 24, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 147 Harpeth Trace Drive, Nashville, TN 37221-3152.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR ~~HANDS~~ EFFECTIVE AS OF THE 29th day of March, 2016.

George W. B. Elder

STATE OF NC
COUNTY OF GUILFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George W. B. Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2016.

Veronica L. Bates
Notary Public

My Commission Expires: 9-21-2019

VERONICA L. BATES
NOTARY PUBLIC
GUILFORD COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES SEP. 21, 2019

Sadie Elder, spouse of George W. B. Elder, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee

Sadie Elder

STATE OF NC
COUNTY OF GUILFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sadie Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2016.

Veronica L. Bates
Notary Public

My Commission Expires: 9-21-2019

VERONICA L. BATES
NOTARY PUBLIC
GUILFORD COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES SEP. 21, 2019