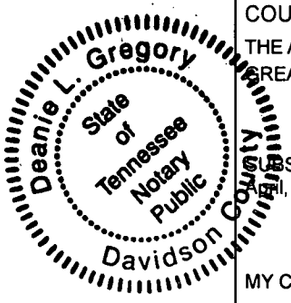
WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

x Kimberly K. Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160027676 DEEDWARR
Recvd: 04/05/16 14:35 2 pgs
Fees:13.00 Taxes:577.20
20160405-0032657

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Shelby	John H. Shelby	09405008600
(NAME)	(NAME)	
2018 Crencor Drive	2018 Crencor Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Kathryn Leeman, as the only heir-at-law of John T. Leeman, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. SHELBY AND WIFE, KIMBERLY K.. SHELBY, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Lot No. 42, on the Map of Shelby Heights Subdivision, Section One, Revised, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Leeman from Sally Slayden/Berry and husband, Thomas K. Berry by Warranty Deed dated June 21, 1991 and of record in Book 8381, Page 586, Register's Office for Davidson County, Tennessee. The said John T. Leeman having since died intestate on February 7, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS AND SUBJECT TO ALL MATTERS SET FORTH ON THE MAP OF SHELBY HEIGHTS SUBDIVISION ONE, REVISED, OF RECORD IN BOOK 2330, PGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 1313 Davidson Street, Nashville, TN 37206
(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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my, 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 hand this 1st day of April, 2016.

Kathryn Leeman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathryn Leeman**, with whom I am personally acquainted (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 Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

