THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037123** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: James Reese 309 LEO CT Nashville TN 37211-5517	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14805016000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lesa Kay Colson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Reese**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 52 on the Plan of Haywood Acres Subdivision, of record in Plat Book 2900, Page 17, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Marie Jeffrey to James G. Pennington et ux Lesa C. Pennington, as recorded on the 27th day of December, 1977 in Deed Book 5237, Page 206; Final Decree, as recorded on the 1st day of April, 1980 in Deed Book 5585, Page 400; Quitclaim Deed from Lesa Kay Colson to Lesa Kay Colson & Martha Juanita H. Colson, as tenants in common, as recorded on the 17th day of June, 1986 in Deed Book 6889, Page 214 and Quitclaim Deed from Lesa Kay Colson & Martha Juanita H. Colson, as tenants in common to Lesa Kay Colson, as recorded on the 7th day of November, 1997 in Deed Book 10676, Page 695, in the Register's Office of Davidson County, Tennessee.

Said property was never the primary residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYWOOD ACRES SUBDIVISION, as recorded in Plat Book 2900, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2928, Page 103.

This is improved property located at 309 LEO CT Nashville TN 37211-5517

BILL GARRETT, Davidson County
Trans:T20160029550 DEEDWARR
Recvd: 04/12/16 10:15 2 pgs
Fees:13.00 Taxes:314.50
20160412-0034889

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2016.

Lesa Kay Colson By Josh Anderson atty in fact

Lesa Kay Colson
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Lesa Kay Colson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of April 2016.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018