PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W & I Ref: (DM) Title No.: 58207
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| SMS Real Estate Partners<br>7135 Charlotte Pike, Suite 100<br>Nashville, TN 37209 | New owner |

**TAX MAP PARCEL NUMBERS:** 09203035300

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nyasha A. Leacock, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **SMS Real Estate Partners** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, situated in the 3rd Ward of the City of Nashville, and being part of Lot No. 1 in T.W. Crutchers Subdivision of part of Lot No. 12 in Hardings Lytle Tract, a plan which subdivision is recorded in Book 57, page 81, of the Register's Office for Davidson County, Tennessee, and is here specially referred to. The part of said Lot No. 1 herein conveyed is described thus; Beginning in the Northern margin of Hermosa Street, in the South East corner of said lot; and running Westwardly with said street sixty (60) feet; thence at right angles to said Street Northwardly, 180 1/2 feet to at 15 foot alley; thence Eastwardly with said alley; thirty five and one-half 35 1/2) feet to the Northeast corner of said lot; and thence Southwardly with the Eastern margin of said Lot No. 1, 181 1/2 feet to the beginning.

Being the same property conveyed to Nyasha A. Leacock, unmarried, by Warranty Deed from John R. Hageman and wife, Shauna R. Miller, dated April 16, 2014 and recorded on April 21, 2014 of record in Instrument No. 20140421-0032758, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 09203035300.
All Matters shown on The Plan, of record in Book 57, page 81, said Register's Office.

**This is improved property, known as 1900 Hermosa Street, Nashville, TN 37208**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20160029623 DEEDWARR
Recvd: 04/12/16 11:31 2 pgs
Fees:13.00 Taxes:1202.50



20160412-0034942

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 8th day of April, 2016

Nyasha A. Leacock

State of ~~Tennessee~~ Maryland

County of ~~Davidson~~ Montgomery

On this 8 day of April, 2016 before me the undersigned authority, personally appeared Nyasha A. Leacock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JASON B. ZAIDERMAN
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 5, 2016

Notary

My Commission Expires:

State of Tennessee

County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Sworn and subscribed before me this 8th day of April, 2016

Notary

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017