WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030973 DEEDWARR
Recvd: 04/15/16 14:19 2 pgs
Fees:13.00 Taxes:881.16
20160415-0036566

G-VRES-16-7016-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Leonard and Kristin Leonard	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**128-16-0A-030.00-CO**
7016 Still Spring Hollow Drive	**4025 Hillsboro Road, #601**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2116	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN R. JORDAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC LEONARD AND KRISTIN LEONARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of First Revision, Section I - Phase I, Still Spring Hollow of record in Plat Book 7900, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen R. Jordan and wife, Patricia J. Jordan by Warranty deed from Southern Financial, Inc. of record in Instrument No. 20000320-0028290 Register's Office for Davidson County, Tennessee, dated March 15, 2000 and recorded on March 20, 2000. The said Patricia J. Jordan having died April 10, 2013 leaving property to Stephen R. Jordan as surviving tenant by the entirety.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 991 and 992 and Book 7900, Page 135, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7963, Page 400 amended in Book 8179, page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of Still Springs Hollow Homeowner's Association of record in Book 8294, Page 40, in the Register's Office for Davidson County, Tennessee.
- Charter of Still Springs Hollow Homeowner's Association of record in Book 7930, Page 909, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 9740, Page 971, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Still Springs Hollow Homeowner's Association of record in Book 8257, Page 634, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20030220-0022601, in the Register's Office for Davidson County, Tennessee.
- Easement to the State of Tennessee of record in Book 7858, Page 226, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of Davison and Williamson County, Tennessee of record in Book 7542, Page 241, in the Register's Office for Davidson County, Tennessee.
- StormWater Detention Agreement of record in Book 7921, Page 471, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20000320-0028290 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7016 Still Spring Hollow Drive , Nashville, Tennessee 37221-2116**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 14th DAY OF APRIL, 2016.

Stephen R. Jordan

Stephen R. Jordan

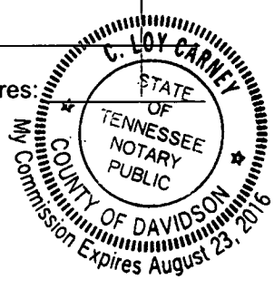
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN R. JORDAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212