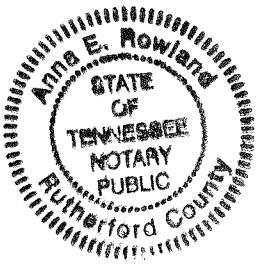
Davidson County	DEEDWARR
Recvd: 06/22/16 15:58	3 pgs
Fees:18.00 Taxes:832.50	

20160622-0063817



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, ~~whichever is greater~~, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2016.

Notary Public

My commission expires: 8.18.18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chad Leake and Rachel Anthony	**Chad Leake and Rachel Anthony**	**172-08-0-009.00**
414 Kinhawk Drive	**414 Kinhawk Drive**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lee P. Oathout, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chad Leake and Rachel Anthony

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Forest Acres Estates, Section One, of record in Plat Book 3700, Page 2, 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 Lee P. Oathout, an unmarried man, by Warranty Deed from John E. Hensley and wife, Laurie Ann Hensley, of record in Instrument No. 20090716-0066644, Register's Office for Davidson County, Tennessee, dated July 15, 2009 and recorded on July 16, 2009.

Andrea Oathout, spouse of Lee P. Oathout, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as **414 Kinhawk Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of June, 2016.

Lee P. Oathout

Andrea Oathout by Lee P. Oathout, Attorney-in-Fact

Andrea Oathout by Lee P. Oathout, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lee P. Oathout, the bargainor(s), 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 20th day of June, 2016.

Notary Public
My Commission Expires: 5-27-19

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lee P. Oathout with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Andrea Oathout for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Andrea Oathout and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this 20th day of June, 2016.

Notary Public
My Commission Expires: 5-27-19

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

SolomonParks File No. 316123

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Notary' Seal (if on paper)

