WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

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

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:T20160080432 DEEDWARR
Recvd: 09/14/16 09:45 2 pgs
Fees:13.00 Taxes:306.36
20160914-0096515

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Young Jr.	Freedom Mortgage Corp.	043020a24100co
(NAME)	(NAME)	
241 Cedarwood Lane	PO Box 89486	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cleveland, OH 44101-9486	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James Leach, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. YOUNG, JR., HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 241 on the Site Plan of Cedarwood Courtyard Homes, A Planned Unit Development, of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennessee, as clarified of Clarification of Plat of record in Book 5497, Page 800, said Register's Office, and further shown on the Resubdivision of a portion of Phase Two, (erroneously shown in current deed as Phase 3), Cedarwood Courtyard Homes, Buildings N-2 (inclusive), a Planned Unit Development, of record in Plat Book 5200, Page 690, Register's Office for Davidson County, Tennessee, to which plans reference is here made for a complete description thereof, together with an undivided interest in and to common areas appurtenant to said Unit.

Being the same property conveyed to James Leach by Warranty Deed from James S. Sweeney, Sr., a married man, which deed is dated July 31, 2001 and recorded as Instrument No. 20010806-0084032 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to notes, easements, building setback lines and all matters set forth on the Site Plan of Cedarwood Courtyard Homes, A Planned Unit Development, of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennessee and further shown on the Resubdivision of a portion of Phase Two, (erroneously shown in current deed as Phase 3), Cedarwood Courtyard Homes, Buildings N-2 (inclusive), a Planned Unit Development, of record in Plat Book 5200, Page 690, Register's Office for Davidson County, Tennessee; further subject to By Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, Register's Office for Davidson County, Tennessee as amended by Amendment recorded as Instrument No. 20070802-0092059, said Register's Office; as further amended by Amendment recorded as Instrument No. 20120921-0085950, said Register' Office and as further amended by Amendment recorded as Instrument No. 20140505-0037855, said Register's Office and subject to Revised Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee (which Instrument does revoke and cancel those Covenants, Conditions and Restrictions recorded in Book 5302 ,Page 546, said Register's Office) and also in Book 5669, Page 132 ; Book 5720, Page 912; Book 5776, Page 741; Book 6053, Page 422; Book 6062, Page 284; Book 6119, Page 402; Book 6216, Page 434; Book 6707, Page 216; Book 9010, Page 503; Book 9010, Page 505 and in Instrument No. 20070802-0092060, all of which are in the Register's Office for Davidson County, Tennessee.

Specific Power of Attorney being of record as Instrument No. 20160914-0096514 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 241 Cedarwood Lane, Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 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.

Witness my hand this 13th day of September, 2016.

James Leach

James Leach

By: Margaret Thornton Attorney-in-fact

Margaret Thornton
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Margaret Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of James Leach, acting as that person's agent and attorney in fact, and the said Margaret Thornton acknowledged that she executed the foregoing instrument as agent and attorney in fact for James Leach for the purposes therein contained.

WITNESS my hand and seal, this 13th day of September, 2016.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

Return To:

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

