ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Chris Leonard and Dawn Brimm-Leonard 2620 Woodyhill Drive Nashville, TN 37207	New Owners	071-04-0-026.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Equity Resources, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Chris Leonard and Dawn Brimm-Leonard, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 227, as shown on the map entitled Joywood Heights Section2, of record in Plat book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Equity Resources LLC, by deed form Federal Home Loan Mortgage Corporation of record in Instrument Number 20050629-0074646, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.
2. All matters as shown on Plat Book 1130, pages 92 and 93, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 2620 Woodyhill Drive, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this ____ day of October, 2016.

Notary Public

Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160094671 DEEDWARR
Recvd: 10/26/16 14:07 2 pgs
Fees:13.00 Taxes:925.00

20161026-0113287

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

And Grantor does covenant with the said Grantees that the Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind itself, it's heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of October, 2016.

EQUITY RESOURCES, LLC

By: Marie Rhea - secretary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Marie Rhea with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary of Equity Resources, LLC and that he/she as such Secretary execute the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017