THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099440** BILL GARRETT, Davidson County Trans:T20160094913 DEEDWARR Recvd: 10/27/16 09:08 2 pgs Fees:13.00 Taxes:1174.75 20161027-0113526	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $317,500.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2016. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Kristin J Neff and Barrett Reed 1109 Neelys Bend Road Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052-08-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Leonard and Dawn Brimm-Leonard, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kristin J Neff and Barrett Reed, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the northerly margin of Neely' s Bend Road at the southeast corner of property belonging to Thomas E. Stewart, Trustee, as recorded in Book 5331, Page 625, Register' s Office for Davidson County, Tennessee; thence along a common line between this tract and the said Stewart property North 46 degrees 13' East 299.4 feet to a fence post; thence following an existing fence line South 36 degrees 33' East 220.0 feet to a point on the west line of property belonging to Richard and Emma Myers as recorded in Book 560, Page 500, Register' s Office for Davidson County, Tennessee; thence along a common line between this tract and said Myers property South 60 degrees 37' West 287.8 feet to a point on the northerly margin of Neely' s Bend Road; thence along said northerly margin of Neely' s Bend Road, North 41 degrees 00' West 146.5 feet to the point of beginning; containing 1.25 acres, more or less, according to a survey made by R. E. Murray, Surveyor, dated September 1, 1982.

Being the same property conveyed to CHRISTOPHER LEONARD and DAWN BRIMM-LEONARD, husband and wife, by deed from BETTYE L. JONES, of record in Instrument No. 20140421-0032939, dated April 17, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 052-08-0-145.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Easement for sanitary sewer line retained in deed of record in Book 5942, page 341, said Register's Office.

This is improved property located at 1109 Neelys Bend Road Madison TN 37115

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2016.

Christopher Leonard

Dawn Brimm-Leonard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Leonard and Dawn Brimm-Leonard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018