Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0494

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$382,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 7, 2016.** Notary Public MY COMMISSION EXPIRES: 9-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160100738 DEEDWARR
Recvd: 11/15/16 12:00 2 pgs
Fees: 13.00 Taxes: 1415.25
20161115-0120311

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0494**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Leslie and Katelin Leslie	**Origin Bank**	**94-1-216.00**
(NAME) **727 S 13th Street**	(NAME) **PO Box 12830**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Jackson, MS 39236**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John B Davis IV, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas M. Leslie and Katelin Leslie, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot 147, Payne, Blakemore and Cummings addition to Nashville, as shown on Plat of record in Plat Book 57, Page 90, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John B. Davis, IV, unmarried man, from Mina Guirguis, a married man, by Warranty Deed dated 10/4/2013 recorded in Instrument 20131008-0105855, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **727 S 13th Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **November, 2016.**

John B Davis IV

STATE OF Colorado
COUNTY OF Boulder

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John B Davis IV**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **November, 2016.**

NOTARY PUBLIC

My Commission Expires: 02/22/16

BHOLA MAN KATUWAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164007007
MY COMMISSION EXPIRES 02/22/20