THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20160113135 DEEDWARR
Recvd: 12/22/16 14:43 2 pgs
Fees:13.00 Taxes:301.55
20161222-0134964

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Salvador Zaragoza 206 Church Street Goodlettsville, Tennessee 37072	Same	018-16-0-158.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN ANN LEEMAN, a single person**, has this day bargained and sold, and does hereby transfer and convey unto the said **SALVADOR ZARAGOZA, a single person**, his successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Wilhoite- Young Commercial Subdivision, of record in Plat Book 5200, Page 198, 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 to JOHN T. LEEMAN, by deed from ELIZABETH M. YOUNG, A WIDOW, of record in Book 5550, Page 312, dated January 3, 1980, said Register's Office. JOHN T. LEEMAN having since died intestate on or about February 7, 2016. Subject property being vested in the only heir-at law, KATHRYN ANN LEEMAN. See also Affidavit of Heirship in Instrument No. 20160804-0080942, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 5577, Page 643, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $81,500.00.
Subscribed and sworn to before me,
this 20 of December, 2016.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20 day of December, 2016.

KATHRYN ANN LEEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **KATHRYN ANN LEEMAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY