File Box
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160115252 DEEDWARR
Recvd: 12/30/16 15:27 2 pgs
Fees: 13.00 Taxes: 362.60
20161230-0137646

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Robert J Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2016

A Broadwell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANGELA BROADWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Leonard, Trustee of The Lenard Revocable Living Trust, dated 8/23/07	Robert Leonard, Trustee of The Lenard Revocable Living Trust, dated 8/23/07	04405007400
(NAME)	(NAME)	
9513 Inavale Lane	9513 Inavale Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph A. Detty,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Leonard, Trustee of The Lenard Revocable Living Trust, dated 8/23/07,** with full power to transfer and convey without the joinder of any beneficiaries, 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:

Being Lot No. 129 on the plan of Rayon City of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph A. Detty and wife, Judy F. Detty by deed from Ronald D. Duffle and wife, Carolyn E. Duffle dated July 18, 1973, of record in Book 4729, page 803, Register's Office for Davidson County, Tennessee. Judy F. Detty having died on August 16, 2016, vesting property in Joseph A. Detty as surviving spouse.

This conveyance is subject to 2016 taxes, paid by the Seller, prorated and assumed by the Grantee(s). Subject to all matters as set out on the plan of record in Book 843, page 13, said Register's Office.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 327 Rayon Drive, Old Hickory, TN 37138
(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 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.

Witness my/our hands this 27th day of December, 2016.

Joseph A. Detty

State of Tennessee
County of Williamson

Personally appeared before me Joseph A. Detty, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2016-111