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

BILL GARRETT, Davidson County
Trans:T20170010778 DEEDWARR
Recvd: 02/06/17 11:38 2 pgs
Fees:13.00 Taxes:577.20
20170206-0012275

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
John Shelby and Kim Shelby 831 Wren Road Goodlettsville, Tennessee 37072	Same	094-05-0-085.00

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 **JOHN SHELBY and wife, KIM SHELBY**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Section One Revised Shelby Heights, of record in Plat Book 2330, page 171, 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 LEEMAN, by deed from JONAH COLE, LAKOYA COLE AND CONNIE COLE, of record in Instrument No. 20110930-0075905, dated September 29, 2011, said Register's Office.

JOHN LEEMAN died intestate on or about February 7, 2016. The subject property passed to his only heir at law, his wife, KATHRYN ANN LEEMAN, as evidenced by Affidavits of Heirship of record in Instrument No. 20160405-0032656 and in Instrument No. 20160804-0080942, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $156,000.00.
Subscribed and sworn to before me,
this 4 of Feb, 2017.
My Commission Expires: 12/23/2020

John Shelby
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 Grantees, their (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 Grantees, their (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 4 day of February, 2017.

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 4 day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY