Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170035419 DEEDWARR
Recvd: 04/27/17 09:05 2 pgs
Fees:13.00 Taxes:6101.30
20170427-0041253

This Instrument Prepared By,
and When Recorded, Return To:
Saddle Creek Title, LLC
871 Ridgeway Loop, Suite 115
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **April, 2017**, by and between, **Paul Tashie (mistakenly referred to as Paul Tashi on the prior deed), married, as his sole and separate property,** party of the first part, and **Justin Leach and Kerry Leach, married,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of State of Tennessee:

Being Lot No. 8 of Block "H" on the Second Revised Plan, Highlands of Belle Meade No. 2, as record in Book 1130, Page 72, Register's Office for said County. Said Lot No. 8 fronts 98 feet on the Northerly side of Gilman Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Paul Tashie from Cheryl Ann Mrzena Jarrell and Louis Scott Mrzena by a Warranty Deed dated August 31, 2015 and recorded September 9, 2015 at Instrument Number 201509090091661, in the Register's Office of Davidson County, Tennessee.

Paul Tashi and Paul Tashie being one and the same person.

***Please note: This property was used for investment purposes by the Grantor. It was not his primary marital residence.**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record Book 1130, Page 72; Covenants, Conditions and Restrictions of record in Book 1361, Page 210, Book 1303, Page 695 and in Book 1300, Page 397, in the Davidson County Register's Office, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Paul Tashie

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Paul Tashie, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of April, 2017.

CLAIRE HURLBURT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-13-2020

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,649,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of April, 2017.

NOTARY PUBLIC

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Tax Parcel: 130 05 0 053.00

Property Address: 118 Gilman Avenue, Nashville, TN 37205

Name & Address of Owner and Mail Tax Notices to:
Justin & Kerry Leach

118 Gilman Avenue

Nashville, TN 37205