Davidson County DEEDWARR
Recvd: 05/10/17 14:52 3 pgs
Fees:18.00 Taxes:1198.80
20170510-0046604

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311319**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,000.00 Affiant Subscribed and sworn to before me, this 9th day of May, 2017. Notary Public My Commission Expires: 8-16-2020 KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

WARRANTY DEED

Address New Owner: Katherine Elizabeth Smalley 3341 Golf Club Lane Nashville TN 37215	Send Tax Bills To: Pinnacle Bank 150 3rd Ave. South #900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 117-07-0K-021.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin W. Leach and wife, Kerry D. Leach** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Katherine E. Smalley, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3341, on the Horizontal Property Regime for Golf Club Place Condominiums, as recorded in the Master Deed of record in Book 10283, page 431, amended in Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571 and as shown on plat of record in Plat Book 9700, page 293, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JUSTIN W. LEACH and wife, KERRY D. LEACH, by deed from MARBUT G. GASTON, JR. and wife, KATHERINE K. GASTON, of record in Instrument No. 20050304-0024396, dated February 28, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-07-0K-021.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 293, said Register's Office.

Storm Water Detention Agreement of record in Book 9643, page 877, said Register's Office.

Master Deed of record in Book 10283, page 431, amended in Instrumen tNo. 20050105-0001979 and in Instrument No. 20050330-0034571, ByLaws amended in Instrument No. 20040616-0071447, said Register's Office.

This is improved property located at 3341 Golf Club Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2017.

Justin W. Leach

Kerry D. Leach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin W. Leach and Kerry D. Leach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY