BILL GARRETT, Davidson County
Trans:T20170041020 DEEDWARR
Recvd: 05/15/17 10:09 2 pgs
Fees:13.00 Taxes:1110.00
20170515-0047774

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mark Leach & Jana Leach
26 Cameo Drive
Nashville, TN 37211

SEND TAX BILL TO:
Mark & Jana Leach
2249 Arbor Pointe Way
Hermitage, TN 37076

MAP/PARCEL 119-12-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John P. Kearns and wife, Ann Frances Colby, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Mark Leach and wife, Jana Leach, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Battle Wood, Section One of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen C. Baker, Trustee by Quitclaim Deed from John P. Kearns and wife, Ann Frances Colby of record in Book 10416, Page 945, Register's Office for Davidson County, Tennessee, dated April 08, 1997 and recorded on April 08, 1997 and within the same deed the said Stephen C. Baker, Trustee conveyed his interest in the subject property to John P. Kearns and wife, Ann Frances Colby, as tenancy by the entireties.

Further Being the same property conveyed to John P. Kearns, unmarried by Warranty deed from Gary N. Lumpkin and wife, Judy L. Lumpkin of record in Book 8927, page 442, Register's Office for Davidson County, Tennessee, dated April 19, 1993 and recorded on April 27, 1993.

This is improved property known as: **26 Cameo Drive, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 12th day of May, 2017.

WITNESS MY HAND on this the 12th day of May, 2017

John P. Kearns

Ann Frances Colby

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John P. Kearns and Ann Frances Colby,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170282