PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 59008
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Leathers Meredith Leathers 742 Bresslyn Road Nashville, TN 37205	F & M Bank ISAOA/ATIMA P.O. Box 451 Clarksville, TN 37041

TAX MAP PARCEL NUMBERS: Map 115-4 Parcel 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$352,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Rowan Leathers, III and Myra Fort Leathers, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Leathers and Meredith Leathers, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description.

Being the same property conveyed to H. Rowan Leathers, III and wife, Myra Fort Leathers by Warranty Deed from John D. Fort and Elizabeth Jones Fort, dated September 27, 2007 and recorded on September 28, 2007 of record in Instrument No. 20070928-0115911, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 93, said Register's Office, which Plan shows a 75 foot minimum building setback line from Bresslyn Road, and a 10 foot easement for public utility purposes along the rear and northerly side lines of said lot. And a 30 foot minimum setback from Georgetown Drive.

This is improved property, known as 742 Bresslyn Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20170046552 DEEDWARR
Recvd: 06/01/17 14:39 2 pgs
Fees:13.00 Taxes:1302.40
20170601-0054640

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2017.

H. Rowan Leathers, III

Myra Fort Leathers

State of Tennessee

County of Davidson

On this 31st day of May, 2017, before me the undersigned authority, personally appeared H. Rowan Leathers, III and Myra Fort Leathers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $352,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019