Box#14
G#29664-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046951 DEEDWARR
Recvd: 06/02/17 12:35 2 pgs
Fees:13.00 Taxes:2673.25
20170602-0055199

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $722,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2017.

Notary Public

My commission expires: 7.3.2017

(AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marshall W. Leslie Cornelia H. Leslie	Bank of America, N. A.	Map 157-00-0-068.00
6425 Worchester Drive	P.O. Box 650070	
Nashville, TN 37221	Dallas, Texas 75265-0070	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Frances A. Irion, Trustee of The Frances A. Irion Living Trust U/A/D April 11, 2007

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marshall W. Leslie and Cornelia H. Leslie, husband and wife, as tenancy by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Devonshire Manor, Section One, as of record in Plat Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the northeast corner of Lot No. 46 in the south right-of-way of Worchester Drive and running thence South 9 degrees 32' East 228.0 feet to an iron pin; thence South 83 degrees 35' 54" West, 26.77 feet to a concrete monument; thence North 81 degrees 37' 06" West 217.64 feet to an iron pin; thence North 3 degrees 00' 46" East, 185.32 feet to an iron pin on the south right-of-way of Worchester Drive; thence a distance of 195.0 feet around a curve to the left with a radius of 890.54 feet to the point of beginning.

BEING the same property conveyed to John Witt Irion, Jr. and wife, Frances Anderson Irion by deed from John T. Rochford and wife, Carol Cobb Rochford, of record in Book 5650, Page 508, Register's Office for Davidson County, Tennessee.

THE said John Witt Irion, Jr., having Quitclaimed to Frances Anderson Irion, by Quitclaim Deed, dated January 10, 2007, of record in Instrument No. 20070111-0004479, Register's Office for Davidson County, Tennessee. The said Frances A. Irion, having transferred her entire ownership interest to a Revocable Living Trust, established by her to Frances A. Irion, Trustee, of the Frances A. Irion Living Trust, established by the Revocable Trust agreement of Frances A. Irion, dated April 11, 2007, of record in Instrument No. 20070416-0045024, dated April 11, 2007; Deed of Correction of record in Instrument No. 20070608-0068911, dated June 5, 2007, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 5200, Page 122, said Register's Office for Davidson County, Tennessee;
2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7790, Page 471, Register's Office for Davidson County, Tennessee;
3) Restrictive Covenants contained in instrument of record in Book 5381, Page 394, Register's Office for Davidson County, Tennessee;
4) Charter of Devonshire Manor Homeowners Association, Inc. of record in Book 7584, Page 337, Register's Office for Davidson County, Tennessee;
5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **6425 Worchester Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this **1st** day of **June, 2017.**

Frances A. Irion, Trustee

Frances A. Irion, Trustee of The Frances A. Irion Living Trust U/A/D April 11, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Frances A. Irion, Trustee of The Frances A. Irion Living Trust U/A/D April 11, 2007** the within named seller, 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 Nashville, Tennessee, this **1st** day of **June, 2017.**

Notary Public

My Commission Expires: 7-3-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017