BILL GARRETT, Davidson County
Trans:T20170065322 DEEDWARR
Recvd: 07/31/17 10:52 2 pgs
Fees:13.00 Taxes:1073.00

20170731-0077243

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 119 |
|---|---|---|
| Leonard N. Fleet | Same as new owner | GROUP 100 |
| 2816 Live Oak Road | | PARCEL 189.00 |
| Nashville, Tennessee 37210 | | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Dale Hire, a married man**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Leonard Nash Fleet and Emma Leigh Fleet, husband and wife**

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. 34 on the plan of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Dale Hire by deed from Gerald L Ragsdale, of record in Instrument No 20161031-0114675, Register's Office for said County, dated October 25, 2016, and Recorded on October 31, 2016

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.**

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2816 Live Oak Road, Nashville, Tennessee 37210.**

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, their heirs and assigns, forever; and we do covenant with 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 hand and official seal at office this 27th day of July, 2017.

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
City Park Building 2
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027