BILL GARRETT, Davidson County
Trans:T20170069418 DEEDWARR
Recvd: 08/10/17 15:12 2 pgs
Fees:13.00 Taxes:962.00

20170810-0082152

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

ERICH CHADWICK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCT 28, 2020

Subscribed and sworn to before me, this 10th day of August, 2017.

Notary Public
My commission expires: ~~11/04/18~~ 02/29/2020 EC

Address of New Owner:	Send Tax Bills to:	Tax Information
CYNTHIA FRENCH 7989 BOONE TRACE NASHVILLE, TN 37221	New Owner	126 15 0A 114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON L. LEAP, UNMARRIED, SURVIVING TENANT BY THE ENTIRETY OF SUSAN D. LEAP,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **CYNTHIA FRENCH, UNMARRIED,** hereinafter called the Grantee, her successors 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. 254 ON THE PLAN OF BOONE TRAE AT BILTMORE, SECTION TWO, OF RECORD IN PLAT BOOK 9700, PAGE 316 AND 317, AS AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 10995, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACKSON L. LEAP AND WIFE, SUSAN D. LEAP BY WARRANTY DEED DATED MAY 18, 2007, FROM BRIAN W. JOHNSON, MARRIED, OF RECORD IN INSTRUMENT NO. 20070521-0060104, DAVIDSON COUNTRY REGISTER OF DEEDS. THE SAID SUSAN D. LEAP, HAVING DIED ON DECEMBER 23, 2016 LEAVING JACKSON L. LEAP AS HER SURVIVING TENANT BY THE ENTIRETY.

This is improved property known as 7989 BOONE TRACE, 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 Grantee, his heirs, successors and assigns, forever. Grantor covenants with 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee, his 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 this 9th day of August, 2017.

Jackson L. Leap

Jackson L. Leap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jackson L. Leap, 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 in NASHVILLE, TENNESSEE, this 9th day of August, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY