THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
Solomon Parks Title & Escrow
557 Sam Pooley Pkwy
Smyrna, TN 37167

Grantees:
Leah M. Holloway and Matthew S. Holloway
3309 Country Way Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

Tax/Parcel ID No.: 15003009800

Davidson County DEEDWARR
Recvd: 09/06/17 14:13 3 pgs
Fees:18.00 Taxes:677.10
20170906-0091686

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of August, 2017, by and between **June C. Leftrick, Trustee of The James H. Leftrick and/or June C. Leftrick Revocable Living Trust dated the 26th day of March, 2003**, party of the first part, and **Leah M. Holloway and husband, Matthew S. Holloway**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY THREE THOUSAND AND 00/100 DOLLARS ($183,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of The Country, Section Three of record in Plat Book 5200, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed from Van E. Kreh and wife, Martha B. Kreh, to James H. Leftrick and wife, June C. Leftrick, by Warranty Deed dated August 27, 1998, of record in Book 11095, Page 821, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from James H. Leftrick and June C. Leftrick, to The James H. Leftrick and/or June C. Leftrick Revocable Living Trust, through James H. Leftrick and June C. Leftrick, Trustees, by Quit Claim Deed dated March 26, 2003, of record in Instrument Number 20030415-0050250, in the Register's Office of Davidson County, Tennessee. SEE Notarized Summary of Trust of The James H. Leftrick and/or June C. Leftrick Revocable Living Trust Agreement of record in Instrument Number 20030415-0050249, in the Register's Office of Davidson County, Tennessee.

James H. Leftrick died on or about March 29, 2006. SEE Affidavit of Trust of record in Instrument Number 20170906-0091373, **in the Register's Office of Davidson County, Tennessee.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

June C Leftrick Trustee

June C. Leftrick, Trustee of The James H. Leftrick and/or June C. Leftrick Revocable Living Trust dated the 26th day of March, 2003

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, **June C. Leftrick, Trustee of The James H. Leftrick and/or June C. Leftrick Revocable Living Trust dated the 26th day of March, 2003**, the within named bargainor, 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 office, this 31st day of August, 2017.

Notary Public

BARBARA LUCCIOLA COOLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/7/2019

STATE OF TENNESSEE, COUNTY OF Rutherford

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$183,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marilyn Randolph
Affiant

Subscribed and sworn to before me this 31 day of Aug, 2017.

Lisa K R Wagner
Notary Public

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PROPERTY ADDRESS:
3309 Country Way Road
Antioch, TN 37013

True Copy of Certification

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

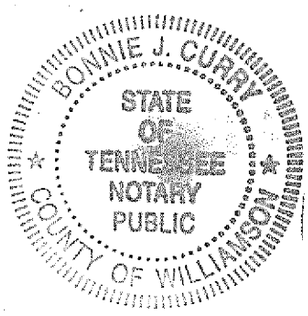
Lisa K.R. Wagner

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry

Bonnie J. Curry, Notary Public

My commission expires on 11/04/18