Bill Garrett Davidson County
Batch# 6118 DEEDWARR
09/29/2017 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20170929-0100057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2017.

Notary Public

My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Teplitz	**NEW OWNER**	**135-12-0D-141.00-CO**
1141 NASHBORO BLVD		
NASHVILLE, TN 37217		

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 ACKNOWLEDGE, WE,

WILLIAM H LESLIE, UNMARRIED and GEORGE E MCCAIG, UNMARRIED, AS JOINTS TENANTS WITH THE RIGHT OF SURVIVORSHIP

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

Nicholas Teplitz

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 Unit No. 141 the Fairway Villa Townhomes, as establisted by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions, and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to William H. Leslie, unmarried and Eddie McCaig, unmarried as joint tenants with the right of survivorship, by Warranty Deed from Clubhouse Trails, a join venture composed of Fischer & Ford Group, LLC. and Houston Investments, Inc., dated April 28th, 2006, of record in Instrument No. 20060503-0050854, Register's Office for Davidson County, Tennessee. William H. Leslie and Eddie McCaig (erroneously referred to as McCraig) conveyed their interest in the subject property to William H. Leslie by Quit Claim Deed dated May 12, 2008, recorded May 21, 2008 in Instrument No. 20080521-0051876, Register's Office for Davidson County, Tennessee. William H. Leslie conveyed his interest in the subject property to William H. Leslie, unmarried and George E. McCaig, unmarried, as joint tenants with right of survivorship by Quit Claim Deed dated June 30, 2008 in Instrument No. 20080630-0067050, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Instrument No. 20040303-0024241, first shown as 20030623-0086235, as amended in Instrument No. 20040105-0001208, said Register's Office.

Restrictions of record in Record Book 4827, Page 14, said Register's Office.

Restrictions of record in Book 5469, Page 840, said Register's Office.

Restrictions of record in Book 7751, Page 901, said Register's Office.

All matters as shown on the plat of record in Plat Book 4460, page 149-151, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (_X_) unimproved (_____) property known as 1141 NASHBORO BLVD, NASHVILLE, TN 37217.

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 in 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 25th day of September 2017.

WILLIAM H LESLIE

by his attorney in fact

GEORGE E MCCAIG , by his attorney in fact, William H. Leslie

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, WILLIAM H LESLIE the within named Grantor(s), with whom I am personally acquainted (or 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 25th day of September 2017.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM H. LESLIE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of GEORGE E. MCCAIG, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument Number 201709290100056, in said Register's Office.

Witness my hand and official seal at office, this 25th day of September, 2017.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 27 2017

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)