WARRANTY DEED

Bill Garrett Davidson County
Batch# 7883 **DEEDWARR**
10/03/2017 03:07:19 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171003-0101396

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-24-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard A. Leach	Richard A. Leach	142 03 0 073.00
(NAME)	(NAME)	
485 Saddle Drive	5415 Valley Oak Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mckinney, TX 75071	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas Elefante and Allison Olszewski, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard A. Leach, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 311 on the Plan of Walnut Hill Manor, Section 1, of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Elefante and Allison Olszewski by Warranty Deed from Richard C. Stooksbury and Jere Carman, as joint tenants with right of survivorship dated 07/31/2015, recorded 08/21/2015, of record in Instrument No. 20150821-0084589, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 4460, Page 108, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4643, Page 946, Amendment To Restrictive Covenants of The Plan of Walnut Hill Manor Section I of record Book 5057, Page 885, Modification of Restrictive Covenant of record Book 5440, Page 138, Amendment To Restrictive Covenants on Plan of Walnut Hill Manor, Section One of record Book 5526, Page 322, in the Register's Office for Davidson County, Tennessee.
Amend Reserve Tract of record in Instrument No. 20051104-0134156, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 485 Saddle Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands ~~this~~ 27th day of September, 2017

Thomas Elefante

Allison Olszewski

State of Tennessee
County of Williamson

Personally appeared before me Thomas Elefante and Allison Olszewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2017.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027