WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

P-BR-17-2505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey D. Stone	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
2505 Heiman Street	**9311 San Pedro, #100**	**081-14-0-030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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 consideration, the receipt of which is hereby acknowledged, **FREDERICK LEONARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY D. STONE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9-A on the Plan of Zone Lot Division Lots 7, 8, 9 and 10 in the F. T. Holman Subdivision of record in Plat Book 161, page 2, as amended in Book 6250, Page 447, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9-A fronts 24.95 feet on the Southerly margin of West Heiman Street and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 24.95 feet thereon.

Being the same property conveyed to Frederick Leonard by Warranty deed from Frederick H. Talbot, Trustee and Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust of record in Instrument No. 20140527-0045197 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on May 27, 2014.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 2, as amended in Book 6250, Page 447, Register's Office for Davidson County, Tennessee;and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2505 Heiman Street, Nashville, Tennessee 37208**.

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); their heirs and 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), 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.

Bill Garrett Davidson County
Batch# 9831 **DEEDWARR**
10/10/2017 08:59:50 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20171010-0103519

Witness my/our hand(s) this the 5th DAY OF OCTOBER, 2017.

(X) Frederick Leonard
Frederick Leonard

(X) Janene Leonard
Janene Leonard

STATE OF Arkansas
COUNTY OF Crittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK LEONARD and JANENE LEONARD, the within named bargainor, 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 and official seal, this the 5th of October, 2017.

Notary Public
My Commission Expires: 6-14-2026
(SEAL)

JEREMY SOTO
Comm. No. 12697943
NOTARY PUBLIC
My Comm. Exp. 06-14-2026
CRITTENDEN CO., ARKANSAS

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212