Bill Garrett Davidson County
Batch# 38064 DEEDWARR
12/18/2017 09:53:56 AM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20171218-0128405

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
793575 2451-00131
Lacie Petrash

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Philip Leach, Jr.	(NAME) NEW OWNER	116-16-0-152.00
(STREET ADDRESS OR ROUTE NUMBER) 4003 Estes Rd.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Aaron Mayo and Betty Ashton Mayo, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Philip Leach, Jr. and Keats Leach, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater for this transfer is $ 780,000.00

Affiant

Subscribed and sworn to before me this the 15th day of December, 2017

My commission expires: 7/5/21 (Affix Seal) Notary Public

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ), known as 4003 Estes Road, Nashville, TN 37215
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25th day of October, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X
Aaron Mayo

X
Betty Ashton Mayo

10/25/2017

STATE OF TN 10/25/2017
COUNTY OF Davidson

Personally appeared before me, Robert A. Mullins, a Notary Public in and for said County and State, Aaron Mayo, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of Oct, 2017.

Notary Public
My Commission Expires: ✓ 3-10-2019

(This area for official notarial seal)
ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Page 3 Warranty Deed Acknowledgment

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Robert A. Mullins, a Notary Public in and for said County and State, Betty Ashton Mayo, the within named bargainor MARRIED (fill in marital status), 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, at office, this 25 day of Oct, 2017.

Notary Public
My Commission Expires: ✓ 3-10-2019

(This area for official notarial seal)

ROBERT MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRS File No.: 793575

Customer File No.: 2451-00131 Aaron Mayo

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estates, as of record in Plan Book 2, Page 58, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 10, 1967, as follows:

Beginning at a point in the West margin of Estes Avenue, at an iron pin at the Northeast corner of the property conveyed to Charles H. Potter and wife, Lorine Jacobs Potter by deed from M.T. Gossett, unmarried, as of record in Book 2637, Page 141, Register's Office for Davidson County, Tennessee; thence West with his North line, 255.5 feet to an iron pin; thence North with M.T. Gossett line, 95 feet to an iron pin; thence East along the South margin of a 30-foot Private Drive, 255.5 feet to an iron pin in the West margin of Estes Avenue; thence South with said Avenue, 95 feet to the point of beginning.

Being the same property conveyed to Aaron Mayo and Betty Ashton Mayo, husband and wife, as tenants by the entirety by Special Warranty deed from U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR6 of record in Instrument No. 20140501-0036709 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 01, 2014.