**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 666,050.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2018

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 63926 DEEDWARR
03/01/2018 10:20:43 AM 2 pgs
Fees: $13.00 Taxes: $2,464.38

20180301-0019174

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John H. Wallace | NEW OWNER | MAP |
| 114 Chatsworth Drive | | PARCEL 131-01-0F-008.00-CO |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Anne G. Leschen, Trustee of the Anne G. Leschen Living Trust Agreement Dated October 7, 1991**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Wallace and Joanne Jewett**

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 Lot No. 8 on the Plan of Chatsworth, formerly Buxton Square of record in Plat Book 5200, Page 575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne G. Leschen, Trustee of the Anne G. Leschen Living Trust Agreement dated 10-07-1991 by Warranty Deed from Charles G. Moore and wife, June B. Moore of record in Instrument No. 20060728-0091701 Register's Office for Davidson County, Tennessee, dated July 20, 2006 and recorded on July 26, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **114 Chatsworth Drive, Nashville, TN 37215.**

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 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 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 ___ hand( ) this the _____ day of February, 2018.

Anne G. Leschen, Trustee of the Anne G. Leschen Living Trust Agreement, Dated October 7, 1991

Anne G. Leschen, Trustee

Anne G. Leschen, Individually

Harry J. Leschen, III, Trustee

Harry J. Leschen, III, Individually

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anne G. Leschen and Harry J. Leschen, III** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Anne G. Leschen Living Trust Agreement, Dated October 7, 1991** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Anne G. Leschen and Harry J. Leschen, III** as such **Trustees**.

Witness my hand and seal this the_____ day of February, 2018.

My Commission expires 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne G. Leschen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of February, 2018.

My Commission expires 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry J. Leschen, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of February, 2018.

My Commission expires 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public