Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0394

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
7th day of March, 2018

_____
Notary Public
Commission Expires: 3-24-20

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Bill Garrett Davidson County
Batch# 68814 DEEDWARR
03/13/2018 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $591.63
20180313-0023836

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Leath 223 Connell Street Goodlettsville, TN 37072	New Owner	019-13-0-085.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Edward W. Linder, Trustee of the The 223 Connell Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua M. Leath and LeErin Leath, husband and wife,

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 Nos. 3 and 12, on the Map of Subdivision of R.A. Cartwright Heirs Land in Goodlettsville, as of record in Book 421, Pages 144-145, Register's Office of Davidson County, Tennessee, described together as follows:

Beginning in the center of Long Hollow Pike at the corner of Lots Nos. 2 and 3; thence, with the center of said Pike, easterly 100 feet to the corner of Lots 3 and 4; thence, northerly with the line between Lots 3 and 4 and the line between Lots Nos.12 and 13, 420 feet to the corner of Lots Nos. 12 and 13; thence, westerly along the line common to Lots 12 and 21, 100 feet to the corner of Lots Nos. 11 and 12; thence, with the line between Lots Nos. 11 and 12, and the line between Lots 2 and 3, southerly 420 feet to the beginning.

INCLUDED in the above description but EXCLUDED from the conveyance, that portion of the premises conveyed to William Church, et ux, by deed from Claude B. Garrison, et ux, of record in Book 3458, Page 459, and that portion of the premises conveyed to Claude B. Garrison, et us, by Deed from Carl L. Gibson, Sr., Trustee, with full power, of record in Book 5406, Page 138, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to James M. Laborg and Thomas E. Lohman by Warranty deed from Noel E. Lanius and wife, Sheila L. Lanius of record in Instrument No. 200606230074964 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on June 23, 2006.

Being the same property conveyed to The 223 Connell Trust by Warranty deed from James M. Laborg and Thomas E. Lohman of record in Instrument No. 201604050032444 Register's Office for Davidson County, Tennessee, dated April 1, 2016 and recorded on April 5, 2016.

The 223 Connell Trust and The 223 Connell Street Trust are one in the same entity.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 223 Connell Street, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of March, 2018.

~~The 223 Connell Trust~~

Edward W. Linder, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Edward W. Linder, Trustee of the The 223 Connell Trust

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 at Goodlettsville, Tennessee this 7th day of March, 2018.

Notary Public

My Commission Expires: 4-13-20

(Notary Seal)



True Copy Certification

I, Pam S. Atchley, 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 Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)