# WARRANTY DEED

Bill Garrett Davidson County
Batch# 80258 DEEDWARR
04/12/2018 02:20:23 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180412-0034560

R-BR-18-1157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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) |
|---|---|---|
| **Wilma FitzGibbon** | **Same as New Owner** | |
| (NAME) **1157 Cleveland Hall Boulevard** | (NAME) | **64-5-85.00** |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) | |
| (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, **JANENE E. LEONARD AND FREDERICK C. LEONARD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILMA FITZGIBBON AND MARTHA MCDANIEL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 146 on the plan of Cleveland Hall, Phase One, of record in Plat Book 11700, Page 51, Corrected by Surveyor's Certificate of Correction of record in Instrument No. 19991209-0301348, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frederick C. Leonard and Janene E. Leonard by Warranty Deed from W. Allen Bryan III dba Bryan Homes, recorded April 29, 2004 in Instrument No. 20040429-0048754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 11700, Page 51, Corrected in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 11725, Page 76 and Instrument Nos. 20050307-0024504, 20071220-0146113 and 20081014-0103112, said Register's Office.
- Conveyance of Common Area to Homeowner's Association of record in Instrument No. 20130816-0086466, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11720, Page 325, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1157 Cleveland Hall Boulevard, Old Hickory, Tennessee 37138**.

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.

Witness my/our hand(s) this the 11th DAY OF APRIL, 2018.

Janene E. Leonard by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

Frederick C. Leonard by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANENE E. LEONARD AND FREDERICK C. LEONARD, and who acknowledged he/she/they executed the same as the free act and deed of the said JANENE E. LEONARD AND FREDERICK C. LEONARD.

Witness my hand and official seal, this the 11th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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