Bill Garrett Davidson County
Batch# 98895 DEEDWARR
06/01/2018 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20180601-0052346

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randall L. Leonard	Randall L. Leonard	105 01 0 213.00
(NAME)	(NAME)	
1302 Edgehill Avenue	1302 Edgehill Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David M. Susoreny and Whitney Susoreny, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall L. Leonard, an unmarried man**, 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. 55 on the Plan of Boyd Ament Tract of record in Plat Book 21, Page 83, 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. 55 fronts 50 feet on the Southerly side of Edgehill Avenue and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to David M. Susoreny, and Whitney Susoreny, husband and wife by Warranty Deed from Thomas P. Henderson and wife, Mary E. Henderson dated June 7, 2013 and recorded June 19, 2013 as Instrument No. 20130619-0062738, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-184163FC

unimproved ☐
This is improved ☒ property, known as 1306 Edgehill Avenue, Nashville, TN 37212

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, has 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 our hands this 30 day of May, 2018

David M. Susoreny by Hillary Monroe Smith, his attorney-in-fact

Whitney Susoreny by Hillary Monroe Smith, her attorney-in-fact

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of David M. Susoreny and Whitney Susoreny, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of them, for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-184163FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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