THIS INSTRUMENT PREPARED BY:
Creekside Title & Escrow, LLC
311 E. Main Street, Suite 5
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 107111 DEEDWARR
06/21/2018 10:27:37 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180621-0059895

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
James Craig Leasure, III 2026 Rose Cliff Drive Nashville, TN 37206	James Craig Leasure, III 2026 Rose Cliff Drive Nashville, TN 37206	83-4-50.00

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, WE, MICHAEL E. DOUGLAS AND WIFE, TINA M. DOUGLAS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES CRAIG LEASURE, III, A MARRIED MAN, hereinafter called the Grantee, their heirs 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. 116 on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Michael E. Douglas and wife, Tina M. Douglas, by Quitclaim Deed from Michael E. Douglas, a married man, dated 09/25/1997 and filed for record on 10/03/1997, of record in Book 10633, Page 657, said Register's Office for said County.

This is improved property known as: 2026 Rosecliff Drive, Nashville, Tennessee 37206

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hands this 19 day of June, 2018.

By: Michael E. Douglas
Michael E. Douglas

By: Tina M. Douglas
Tina M. Douglas

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ M

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared Michael E. Douglas and wife, Tina M. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 19 day of June, 2018.

NOTARY PUBLIC

STEPHANIE RANDAZZO
Notary Public - State of Florida
Commission # FF 908663
My Comm. Expires Aug 21, 2019
Bonded through National Notary Assn.

My Commission Expires: 8/21/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me this 20 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 12/19/20

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON