Bill Garrett Davidson County
Batch# 120555 DEEDWARR
07/25/2018 10:52:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180725-0072487

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J-EXP-18-307-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

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)
Timothy Mark Brown	Access National Mortgage	
(NAME) **307 Alta Loma Rd.**	(NAME) 1800 Robert Fulton Drive, Suite 350	**034-05-0-006.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Reston, VA 20191	
(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, **SCOTT LEIST, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY MARK BROWN, A SINGLE MAN,** 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:

Being part of Lot 39, on the Map of Bransford Reality Company's ALTA LOMA Subdivision, as of record in Book 421, page 44, Register's office for Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, April 4, 1952 as follows:

Beginning in the center of Alta Loma Drive at the southwest corner of the property conveyed to William I. Sharber and wife, Thelma H. Sharber by deed from George P. Howell and William H. Howell, of record in Book 2241, page 375, said Register's Office; thence with the center of said Alta Loma Drive north 80 degrees 30 minutes west 110 feet to a point; thence north 8 degrees 10 minutes east 700 feet to a stake; thence south 62 degrees 15 minutes east 87 feet to a point in the northwest corner of said Sharber Property; thence with Sharber's westerly line 675 feet, more or less, to the beginning.

Being the same property conveyed to Scott Leist, by Warranty Deed from Gary Barrington, married, of record in Instrument No. 20171213-0126925, in the Register's Office of Davidson County, Tennessee, dated December 01, 2017, recorded on December 13, 2017.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- City of GOODLETTSVILLE taxes for the year 2018 and thereafter, for tax parcel identification number 034-05-0-006.00, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO.'S ALTA LOMA SUBDIVISION, as recorded in Plat Book 421, Page(s) 44, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5678, Page 449, in the Register's Office of Davidson County, Tennessee.
- Easement recorded in Instrument No. 20140114-0003779, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **307 Alta Loma Rd., Goodlettsville, Tennessee 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 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 19th DAY OF JULY, 2018.

Scott Leist by Elaine Nugent attorney in fact.

Scott Leist by Elaine Nugent, 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, ELAINE NUGENT, 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 SCOTT LEIST, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT LEIST.

Witness my hand and official seal, this the 19th of July, 2018.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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

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: 5/6/17
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY