Bill Garrett Davidson County
Batch# 135016 DEEDWARR
08/29/2018 03:17:30 PM 6 pgs
Fees: $33.00 Taxes: $3,885.00
20180829-0085834

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30972-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
201 Blanton Ave, LLC 201 Blanton Avenue Nashville, TN 37210	New Owner	10610000100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rebecca L. Duke, Barbara L. Barnhart and Maribeth L. Burns as Devisees and Co-Executors under the Last Will and Testament of Daniel T. Leech, probated in the Chancery Court of Sumner County, Tennessee, under Probate Docket No. 2018PR-161** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **201 Blanton Ave, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 of the Buckland Subdivision, of record in Book 5190, Page 460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the property conveyed to William Buckland and wife, Delois Buckland, James Wilde and wife, Louella Wilde, and Daniel T. Leech and wife, Sara Leech, by Installment Deed dated July 23, 1979, from Bruce G. Davis and wife, Nancy Davis, of record in Book 5471, Page 540, and re-recorded in Book 6456, Page 155, Register's Office for Davidson County, Tennessee, and an additional portion which was acquired by Warranty Deed from George Sain, as the only heir-at-law of Ervin J. Sain, to William Buckland and Daniel T. Leech and James L. Wilde dated August 7, 1979, of record in Book 5496, Page 998, said Register's Office. Further, being the same property conveyed to Daniel T. Leech and wife, Sara Leech, by Deed of Exchange dated May 20, 1982 from William Buckland and wife, Delois Buckland, James Wilde and wife, Louella Wilde, and Daniel T. Leech and wife, Sara Leech, and John L. Van Cleave, Trustee, of record in Book 5889, Page 170, said Register's Office, and further conveyed to Daniel T. Leech and wife, Sara B. Leech, Trustees U/A/D November 24, 1997 of the Leech Joint Revocable Living Trust Agreement by Quitclaim Deed dated November 24, 1997 from Daniel T. Leech and wife, Sara Leech, Individually, of record in Book 10701, Page 332, said Register's Office, and further conveyed to Daniel T. Leech

and wife, Sara B. Leech, individually, as equal tenants in common (and not as tenants by the entireties) by Quitclaim Deed dated August 24, 2006 from Daniel T. Leech and wife, Sara B. Leech, as trustees under an agreement dated November 24, 1997, of record in Instrument No. 20060911-0112100, said Register's Office. The said Sara B. Leech having since died on April 26, 2015 and Daniel T. Leech having since died on February 13, 2018, title to the subject property passed to Rebecca L. Duke, Barbara L. Barnhart and Maribeth L. Burns as devisees under the Last Will and Testament of Daniel T. Leech, probated in the Chancery Court of Sumner County, Tennessee, under Probate Docket No. 2018PR-161.

Sara Leech and Sara B. Leech being one and the same person.

THIS is improved property known as 206 Cole Avenue, Nashville, TN 37210.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 28th day of August, 2018.

Maribeth L. Burns

Maribeth L. Burns, Devisee and Co-Executor under the Last Will and Testament of Daniel T. Leech

Rebecca L. Duke

Rebecca L. Duke, Devisee and Co-Executor under the Last Will and Testament of Daniel T. Leech

Barbara L. Barnhart

Barbara L. Barnhart, Devisee and Co-Executor under the Last Will and Testament of Daniel T. Leech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maribeth L. Burns, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained in her capacity as Devisee and Co-Executor under the Last Will and Testament of Daniel T. Leech.

WITNESS my hand, at office this 28th day of August, 2018.

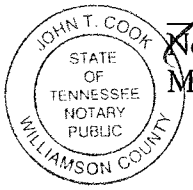
JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca L. Duke, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained in her capacity as Devisee and Co-Executor under the Last Will and Testament of Daniel T. Leech.

WITNESS my hand, at office this 28th day of August, 2018.

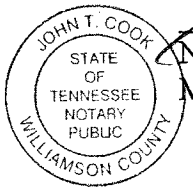


Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara L. Barnhart, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained in her capacity as Devisee and Co-Executor under the Last Will and Testament of Daniel T. Leech.

WITNESS my hand, at office this 28th day of August, 2018.



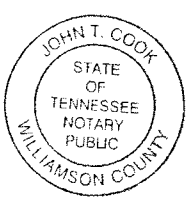
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this
28th day of August, 2018.



Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 10610000100.

2. All Matters as shown on the Plan, of record in Plat Book 5190, Page 460, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4450, Page 705, said Register's Office.

4. All Matters as shown on the ALTA/NSPS Land Title Survey of Lot 1 Buckland Subdivision by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. # 2048, dated July 9, 2018, revised July 12, 2018 as Job 18118 CW.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 5, 2019