THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917828

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Wanda Hiett
Affiant

Subscribed and sworn to before me, this 22nd day of October, 2018.

JAMES A. WAGUNTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Miller K. Hunt and Bryson N. Eubanks 1015 Percy Warner Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No. 129-12-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David R. Leffard, III and Caitlyn W. Leffard, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Miller K. Hunt*and Bryson N. Eubanks,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* an unmarried person

Land in Davidson County, Tennessee, being Lot(s) 265, as shown on the map entitled Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12-14 and amended in Book 3766, page 361, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID R. LEFFARD, III and CAITLYN W. LEFFARD, husband and wife, by deed from ALLISON MARIE ZARO FITZGERALD and ANDREW PENN FITZGERALD, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE FITZGERALD FAMILY LIVING TRUST, DATED OCTBOER 6, 2003, AND ANY AMENDMENTS THERETO, AS COMMUNITY PROPERTY, of record in Instrument No. 20160728-0077665, dated October 6, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 129-12-0-048.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14 and amended in Book 3766, page 361, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3466, page 89, amended in Book 3577, page 511, Book 3702, page 465 and Book 3770, page 81, said Register's Office.

This is improved property located at 1015 Percy Warner Boulevard Nashville TN 37205

Karen Y Johnson Davidson County
Batch# 153397 **DEEDWARR**
10/23/2018 10:38:39 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20181023-0104877

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2018.

David R. Leffard, III

Caitlyn W. Leffard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David R. Leffard, III and Caitlyn W. Leffard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022