Karen Johnson Davidson County
Batch# 234839 DEEDWARR
05/24/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20190524-0049681

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of May, 2019

(Affix Seal) Notary Public

My Commission Expires:

JADEN SKYE SUTCLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

2019-681-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Leiser 2005 Abingdon Drive Lavergne, TN 37086	NEW OWNER	Map/Parcel 172 00 0 007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen Johnson Brown**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Leiser**, unmarried, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Two tracts of land in the 6th formerly the 8th Civil District of Davidson County, Tennessee, as follows:

Tract 1: Being part of Lot No. 4 in the partition of the lands of James S. Williams, deceased, as of record in M. Book 2, Page 99, County Court for said County, to-wit: Beginning in the center of the Owen-Winstead Pike at the N.E. corner of the property conveyed to S.D. Turrentine, Jr., by deed from S.D. Turrentine, Sr. and wife of record in book 785, page 25, Register's Office for said county; thence with said S.D. Turrentine, Jr.'s northerly line westwardly 250 feet to the center of a creek; thence with the center of said creek southwardly 100 feet to the northerly line of Mrs. J.W. Waller's land; thence with her northerly line N. 89 1/4 Deg. W. 39 1/2 poles, more or less, to a stone in center of an avenue; thence with center of said avenue N. 3-3/4 degs. E. 144.5 feet; thence S. 89 1/4 deg. E. 54.86, poles, more or less, to the center of the Owen-Winstead Pike; thence with the center of said pike S. 1 deg. W. 44-5 feet to the beginning.

Tract 2: Beginning in the center of Owen-Winstead Road at the S.E. comer of 17.1 acres of land conveyed to S.D. Turrentine by deed from Mary E. Bacon and husband of record in Book 350, page 463, Register's Office for said County, being the N.E. comer of the property of Mrs. J.W. Waller; thence with the center of said road, Northerly 100 feet; thence westerly 250 feet, more or less, to the center of a creek; thence southerly with said creek 100 feet, more or less, to Mrs. Waller's line; thence easterly with same 250 feet to beginning.

Being the same property conveyed to Helen Johnson Brown by Quitclaim Deed from Gail Johnson Brown, dated November 12, 1999, of record in Book 11751, page 36, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as 5849 Edmondson Pike, Nashville, TN 37211.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 24th day of May, 2019:

Helen Johnson Brown

Helen Johnson Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2019, before me personally appeared Helen Johnson Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2019.

Notary Signature
My commission expires: 4-18-21

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-19-5849-PURCH

201905240049681

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

