WARRANTY DEED

Karen Johnson Davidson County
Batch# 268817 DEEDWARR
08/08/2019 03:27:08 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190808-0079184

JM-MW-19-4847-F5

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Vicki S. Steed	**Fifth Third Bank**	
(NAME)	(NAME)	
4847 Bevendean Dr.	**5001 Kingsley Drive**	**161-09-0A-115.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Cincinnati, OH 45227**	
(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, **THE LEACH FAMILY TRUST, DATED THE 25TH DAY OF AUGUST, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICKI S. STEED, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. F-5 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080117-0005582; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office.

Being the same property conveyed to Jeffrey A. Leach, Trustee or his successors in trust, under The Leach Family Trust, dated the 25th day of August, 2010 by Quitclaim deed from Patsy R. Leach of record in Instrument No. 20130606-0057355 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 06, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Brighton Village, Phase 3 of record in Instrument Number 20080117-0005582 as amended in Instrument Number 20080808-0081965 and as corrected by the Instrument of Correction of record as 20110520-0038914, Register's Office for Davidson County, Tennessee.
- Agreement regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement as disclosed by Instruments of record in Book 7233, Page 438 and in Book 7416, Page 47, in the Register's Office for Davidson County, Tennessee.
- Matters shown on Boundary and Topographic Survey of the Zachary Rucker, Sr., Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike and encroachment by a rock wall and concrete driveway onto adjoining property to the south.
- Storm Water Detention Agreement of record in Instrument Number 20061027-0133549 and in Instrument Number 20071121-0136366, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061027-0133575 and in Instrument Number 20071121-0136402, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20071128-0137905, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4847 Bevendean Dr., Nashville, Tennessee 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(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 5th DAY OF AUGUST, 2019.

The Leach Family Trust, dated the 25th day of August, 2010

BY: _____, TRUSTEE
Anthony Leach
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY LEACH, TRUSTEE of THE LEACH FAMILY TRUST, DATED THE 25TH DAY OF AUGUST, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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