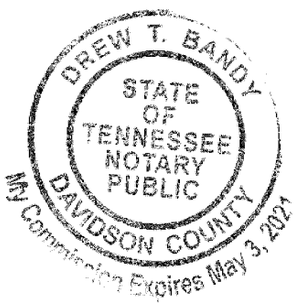
Karen Johnson Davidson County
Batch# 339222 DEEDWARR
01/07/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200107-0001921

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2019.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bruce E. Leigh Kristi K. Leigh	New Owner	044-15-0-433.00
PO Box 1024		
Okoboui, IA 51355		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMANDA BROOKE ALLISON, MARRIED,**** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE E. LEIGH AND KRISTI K. LEIGH, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the Southerly margin of Donelson Avenue, 405.4 feet East, more or less, of the intersection of Donelson Avenue with Elliston Avenue; thence, along the Southerly margin of Donelson Avenue, South 89° 19' East, 90.57 feet to an iron pin; thence, along a curve to the right having a radius of 60.0 feet, 94.14 feet to an iron pin in the Westerly margin of Hadley Avenue, said curve also representing the intersection of Donelson Avenue and Hadley Avenue; thence, along the Westerly margin of Hadley Avenue, South 00° 35' West 68.36 feet to an iron pin; thence, leaving the margin of Hadley Avenue, North 89° 29' West, 149.94 feet to an iron pin; thence North 00° 21' East 128.67 feet to an iron pin, being the point of beginning, and containing 0.425 acres, more or less.

Being the same property conveyed to Michal E. Osborne by Warranty Deed from Johnny Benton Boyd, of record in Instrument No. 20000707-0067276, in the Register's Office of Davidson County, Tennessee, dated June 30, 2000, and recorded on July 7, 2000.

Being the same property conveyed to Amanda Brooke Allison, a married woman, by Warranty Deed from Michal E. Osborne, a married man, of record in Instrument No. 20170914-0094201, in the Register's Office of Davidson County, Tennessee, dated September 13, 2017, and recorded on September 14, 2017.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as

a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 Hadley Avenue, Nashville, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of December, 2019.

Amanda Brooke Allison

Amanda Brooke Allison

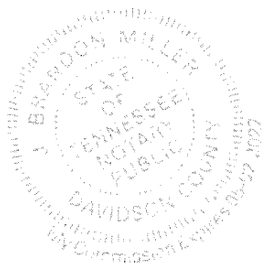
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amanda Brooke Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2019.

Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022