THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRE20727

Karen Johnson Davidson County
Batch# 381398 DEEDWARR
04/03/2020 09:14:37 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20200403-0035839

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Caroline Brzozowicz and Robert Williams 727 Kendall Drive Nashville, TN 37209	Ned Owner	103-10-0-005

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sean Leitzell and Jennifer Leitzell, husband and wife, as tenants by the entirety**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Caroline Brzozowicz and Robert Williams**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 42, SECTION 4, BROOKSIDE COURTS ADDITION NO. 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Sean Leitzell, his successors, heirs and assigns, by Warranty Deed from Jason D. Spain, married, of record on November 19, 2013, at Instrument No. 20131119-0119434, Davidson County Register of Deeds. Further being the same property conveyed to Sean Leitzell and Jennifer Leitzell, husband and wife, as tenants by the entierty, by Quitclaim Deed from Sean Leitzell, his successors, heirs and assigns, of record on March 14, 2016, at Instrument No. 20160314-0023702, Davidson County Register of Deeds.

This property is commonly known as 727 Kendall Drive, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30 **day of March, 2020**:

Jennifer Leitzell
Jennifer Leitzell

Sean Leitzell

STATE OF South Carolina

COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Leitzell** and **Sean Leitzell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2020:

Notary Public

My Commission Expires: October 12, 2025

PATRICIA H BERNIER
NOTARY PUBLIC
My Comm. Exp. Oct 12, 2025
STATE OF SOUTH CAROLINA

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$359,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31st DAY OF March, 2020:

Notary Public

My Commission Expires: 07/06/2020

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY