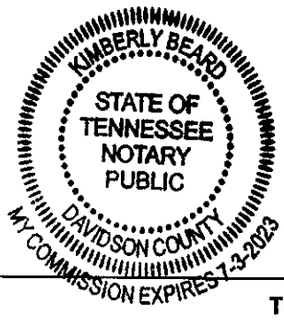
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-3-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas A. Leonard	New Owner	**09508012600**
(NAME)	(NAME)	
2536 Hibbitts Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I, Donna Tiesler, n/k/a Donna Tiesler Milliken, a married woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Douglas A. Leonard and Melinda Baker, husband and wife, and Richard S. Leonard, unmarried man**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Woodberry Park, as of record in Book 2133, Page 117, 118 and 119, Register's Office for Davidson County, Tennessee

Said Lot No. 27 fronts 76 feet on the Northwesterly side of Hibbitts Road and runs back 181.5 feet on the Northeasterly line and 180.5 feet on the Southwesterly line to a dead line, measuring 76.1 feet thereon. Being the same property conveyed to Hugh W. Sehorn and wife, Margaret E. Sehorn by Warranty Deed from William A. Gray, dated 03/13/1973, of record in Book 4692, Page 635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Tiesler by Quit Claim Deed from David Sehorn, Trustee of the Irrevocable Trust Agreement for the benefit of Margaret Sehorn and Donna Tiesler dated 03/31/2005, of record in Instrument No. 201604080033692 bearing the date of 03/30/2016 Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 2133, Page 117, 118 and 119, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 381742 **DEEDWARR**
04/03/2020 12:39:08 PM 3 pgs
Fees: $18.00 Taxes: $962.00



20200403-0035985

File No.: 688533
Warranty Deed TN

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ **2536 Hibbitts Road, Nashville, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 31st day of March, 2020.

Donna Tiesler Milliken

Donna Tiesler Milliken

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Tiesler Milliken, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW20142

SPECIFIC POWER OF ATTORNEY

WHEREAS, I, Richard S. Leonard, desired to obtain the assistance of, Douglas A. Leonard, to act on my behalf for certain purposes hereinafter set forth; therefore,

I, Richard S. Leonard, hereby nominated, constitute and appoint, Douglas A. Leonard, to act as my true and lawful attorney-in-fact for me in my name, place, and stead concerning our interest in that certain parcel of real estate, commonly known as 2536 Hibbitts Road, Nashville, Tennessee 37214, and more fully described in Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee. It is my specific desire that this power of attorney is to be liberally construed and widely interpreted in granting the powers conferred herein, including, but not limited to the following:

1. To executed and deliver all contracts, agreements, deeds, leases, mortgages, writing and documents.

2. To pledge, sell, and convey the above referenced real property and to make executed and endorse in my name all checks, notes, drafts, and negotiable instruments in connection therewith.

3. To take all steps and remedies necessary and proper for the conduct and management of business relating to said property, including the listing, consummation, closing and disbursement of proceeds.

This Power of Attorney shall not terminate on disability of the principal and shall survive and continue in full force and effect, should I for any reason be declared insane, or should I be physically unable to take any such actions, or incompetent, hereby ratifying and confirming all acts performed by my attorney-in-fact irrespective of my future mental condition. The attorney-in-fact is hereby authorized to indemnify and hold harmless any third party who accepts and acts under the Power of Attorney.

This instrument is executed this 25th day of MARCH, 2020.

Richard S. Leonard

State of FLORIDA
County of MANATEE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Richard S. Leonard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged the execution of the same to be his fee act and deed for the purposes therein contained.

Witness my hand and official seal, this 25th day of March, 2020.

Notary Public

My Commission Expires:
Sept 5, 2021

ANGELA M SPRONG-FUENTES
Commission # GG 141233
Expires September 5, 2021
Bonded Thru Budget Notary Services