THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426113** Karen Johnson Davidson County Batch# 389667 **DEEDWARR** 04/22/2020 11:32:37 AM 2 pgs Fees: $13.00 Taxes: $2,682.50 20200422-0042245	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2020. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Erika Leslie and Allan Leslie 1702 Green Hills Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-15-0-144.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Paul Young, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erika Leslie and Allan Leslie, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of Lots 10 & 11, on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 8250, Page 918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nicholas Paul Young and wife, Barbara Teague Young by Warranty deed from Claudia G. Maddox, Co-Executor and Nancy G. Hemmrich, Co-Executor, Estate of Lois O. Garrison of record in Instrument No. 20020315-0033194 Register's Office for Davidson County, Tennessee, dated March 11, 2002 and recorded on March 15, 2002. Barbara Teague Young having since died on June 26, 2019 in Williamson County, Tennessee, leaving Nicholas Paul Young as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 918, Register's Office for Davidson County, Tennessee.

This is improved property located at 1702 Green Hills Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2020.

Nicholas Paul Young
by: as Attorney-in-fact

Nicholas Paul Young
BY: Jon Harris, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Harris , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Nicholas Paul Young and that he is authorized by Nicholas Paul Young to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of April, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
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