BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 413881 DEEDWARR
06/12/2020 11:28:22 AM 2 pgs
Fees: $13.00 Taxes: $575.35

20200612-0060344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett L. Leehans	New Owner	
(NAME)	(NAME)	
7432 Arness Dr.		091 10 0 390.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES B. HOLMES, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT LEEHANS AND KIMBERLY LEEHANS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 27, Revised Plan, Section One, Morrow Meadows, as shown on plat of record in Plat Book 2083, Page 105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEGINNING at a point in the southerly margin of Illinois Avenue at the corner of Lots 27 and 28; thence with the line between said lots southeasterly 90 feet to a corner of Lot 26; thence with the line between Lots 26 and 27 southwesterly 87 feet to the margin of Delray Drive; thence with the margin of the same northwesterly 65 feet to the beginning of a curve northerly 39.27 feet to the margin of Illinois Avenue; thence with the margin of the same northeasterly 62 feet to the POINT OF BEGINNING.

Being the same property conveyed to Charles M. Holmes and wife, Bessie K. Holmes, by Warranty Deed from Bob Hedgepath and wife, Rita Hedgepath, of record in Book 4678, Page 93, in the Register's Office of Davidson County, Tennessee, dated February 1, 1973 and recorded on February 2, 1973. Charles M. Holmes predeceased his wife, Bessie K. Holmes on February 6, 1986. Bessie K. Holmes, now deceased, having died on April 20, 2014.

Being the same property conveyed to Charles B. Holmes, by Quit Claim Deed from Executor of the Estate of Bessie K. Holmes from Charles B. Holmes, appointed executor of the Bessie K. Holmes Estate, of record in Instrument No. 20150522-0047427, in the Register's Office of Davidson County, Tennessee, dated May 22, 2015 and recorded on May 22, 2015. See Probate Case No. 14P-1442, filed in the Probate Division in the Seventh Circuit Court for Davidson, County, Tennessee.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

unimproved
This is improved x property, known as 5411 Illinois Ave, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11 day of Jan, 2020

Charl B. Holmes

CHARLES B. HOLMES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Holmes, the bargainor, 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.

Witness my hand and official seal this 11 day of Jan, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public