Karen Johnson Davidson County
Batch# 532886 DEEDWARR
12/14/2020 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20201214-0146829

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 836245 2020-22083 Leslie Wei	The actual consideration or value, whichever is greater, for this transfer is $ 475,000.00 Affiant Subscribed and sworn to before me, this the 9th day of December 2020 Notary Public My commission expires: 09-02-2024 (Affix Seal)

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kevin Leach and Rachel Burns	NAME: SWBC Mortgage Corp.
STREET ADDRESS: 1265 Kenmore Place Nashville, TN 37216	STREET ADDRESS: 9311 San Pedro #100 San Antonio, TX 78216
MAP & PARCEL NO.: 072-07-0-337.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Zane Zackery Steele and Heather Anne Steele, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kevin Leach, a single man and Rachel Burns, a single woman, as joint tenants with rights of survivorship

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land of Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One Ellis Estates of record in Plat Book 6200, Page 451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as: 1265 Kenmore Place, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 14 day of August, 2020.

x _____
Zane Zackery Steele

x _____
Heather Anne Steele

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Zane Zackery Steele, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 14th day of August, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-21

_____
Notary Public
My commission expires 09-07-2021

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Heather Anne Steele, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 14th day of August, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-21

_____
Notary Public
My commission expires 09-07-2021

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

