WARRANTY DEED

Karen Johnson Davidson County
Batch# 654755 DEEDWARR
06/11/2021 11:08:32 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210611-0078920

G-SB-BC-21-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David S. Halpin and Margaret L. Halpin	**Finance of America Mortgage LLC**	
(NAME)	(NAME)	
2026 Rosecliff Drive	**300 Welsch Road Building 5 Suite A**	**083-04-0-050.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Horsham, PA 19044**	
(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 consideration, the receipt of which is hereby acknowledged, **J LEON CONSTRUCTION CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID S. HALPIN AND MARGARET L. HALPIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 116 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, 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 the same property conveyed to J Leon Construction Corporation by Warranty deed from James Craig Leasure, II, a married man of record in Instrument No. 20201124-0138065 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on November 24, 2020.
Being the same property conveyed to James Craig Leasure, III, a married man by Warranty deed from Michael E. Douglas and wife, Tina M. Douglas of record in Instrument No. 20180621-0059895 Register's Office for Davidson County, Tennessee, dated June 19, 2018 and recorded on June 21, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000728-0074440, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Metropolitan Government of Nashville and Davidson County for sanitary sewer and or storm drainage of record in Book 4016, Page 819, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2026 Rosecliff Drive, Nashville, Tennessee 37206**.

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), their heirs and 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), 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/our hand(s) this the 4th DAY OF JUNE, 2021.

J Leon Construction Corporation

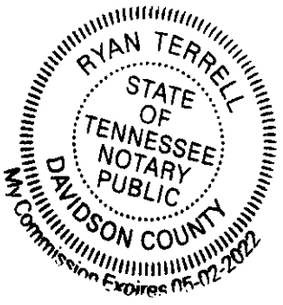
BY: _____
Jorge Leon
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JORGE LEON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of J LEON CONSTRUCTION CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 4th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212