Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-CD-811

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Karen Johnson Davidson County
Batch# 775808 DEEDWARR
12/17/2021 10:05:54 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20211217-0167035

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400 Franklin, TN 37067

File No.: 21-CD-811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dennis Gregory		143030D14700CO
(NAME) 147 Harpeth Trace SMT	(NAME) Same as New Owner	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand Dollars And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT E. LEACH AND JULIE S. LEACH, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS GREGORY a married man, 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 unit number 147 on the revised plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, page 47, and also depicted as shown on "Exhibit D" to the Master Deed recorded in Book 5116, page 751, Register's Office for Davidson County, Tennessee, to which plan reference are hereby made.

Being the same property conveyed to Robert E. Leach and Julie S. Leach, husband and wife, by Warranty Deed, from George W. B. Elder, a married man, dated March 29, 2016, recorded April 1, 2016, of record in Instrument No. 20160401-0031340, Register's Office for Williamson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 147 Harpeth Trace SMT, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 16 day of December, 2021.

Robert E. Leach

Julie S. Leach

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of December, 2021, before me personally appeared Robert E. Leach and Julie S. Leach, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 16 day of December, 2021.

Commission Expires: _____

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023