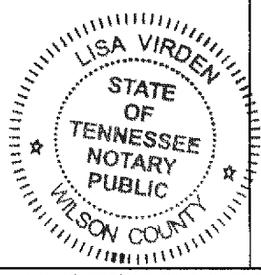
Karen Johnson Davidson County
Batch# 811023 DEEDWARR
02/24/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220224-0021147

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Affiant Subscribed and sworn to before me, this the 11th day of February, 2022. Notary Public My commission expires: 3/12/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Mark Webb	New Owner(s)	064-16-0E-110.00-CO
317 Griffin Place		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY LEACH, TRUSTEE, OF THE LEACH FAMILY TRUST DATED AUGUST 25, 2010**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN MARK WEBB, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Unit 110, Building 29, as shown on the plan of the Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Anthony Leach, Trustee of "The Leach Family Trust" by Warranty deed from Opendoor Property C LLC, a Delaware Limited Liability Company of record in Instrument No. 20190808-0079193 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on August 08, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 317 Griffin Place, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2022.

The Leach Family Trust dated August 25, 2010

By: _____
Anthony Leach, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Leach, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Leach Family Trust dated August 25, 2010, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2022.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 02/11/2022

Kirsten Virden
Affiant Signature

02/11/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of February 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

