WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-12-2619

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Legenhausen Family Trust	New Owner	
2619 Woodyhill Drive	822 Mesa Ct.	
Nashville, TN 37207	Palo Alto, CA 94306	71-4-40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JAMES L. SANDS AND WIFE, BONNIE D. SANDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAY A. LEGENHAUSEN AND EILEEN M. LEGENHAUSEN AS TRUSTEES OF THE LEGENHAUSEN FAMILY TRUST DATED JULY 21, 2007, hereinafter called the Grantee(s), their heirs 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. 299 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION II OF RECORD IN PLAT BOOK 1130, PAGES 92 AND 93, 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 JAMES L. SANDS AND WIFE, BONNIE D. SANDS BY DEED FROM DONALD GUINN AND WIFE, MARGIE S. GUINN OF RECORD IN BOOK 3808, PAGE 838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 3, 1964.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN BOOK 1130, PAGES 92 AND 93; BOOK 4159, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2619 Woodyhill Drive, Nashville, Tennessee 37207

(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 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.

BILL GARRETT, Davidson County
Trans:T20120047301 DEEDWARR
Recvd: 06/27/12 10:38 2 pgs
Fees:13.00 Taxes:210.53

20120627-0056251

Witness my/our hand(s) this 21st day of June, 2012.

James L. Sands by Laura Mitchell, attorney-in-fact

Bonnie D. Sands, by Laura Mitchell, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of June, 2012, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James L. Sands and Bonnie D. Sands and who acknowledged he/she/they executed the same as the free act and deed of the said James L. Sands and Bonnie D. Sands.

Witness my hand and official seal, this the 21st day of June, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903