THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080133**  My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $143,600.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2013 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Paul Ankuda and Bhavini Patel-Ankuda 828 Sandworth Cove Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164100A26900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary H. Leech, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Ankuda and Bhavini Patel-Ankuda, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 124, FINAL PLAT, VILLAGE FIVE, SUMMERFIELD SUBDIVISION, as shown on plat of record in Instrument No. 20051103-0133115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary H. Leech by Special Warranty Deed from LLP Mortgage, Ltd., by and through its duly authorized Attorney-in-Fact, Kent Twitchell, Senior-Vice President of CLMG Corp. recorded on the 14th day of May, 2012 in Instrument No. 20120514-0041339, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, VILLAGE FIVE, SUMMERFIELD SUBDIVISION, as recorded in Instrument No. 20051103-0133115.

Covenants, Conditions and Restrictions as set forth Deed recorded in Book 10774, Page 945, Book 11588, Page 484, Book 11669, Page 376 and Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168, as supplemented at Instrument No. 20051103-0133359.

Terms and provisions of by-Laws recorded in Book 11648, Page 662 and Instrument No. 20010504-0046261.

Charter for Homeowners Association recorded in Book 11648, Page 600 and Instrument No. 20010326-0028531.

BILL GARRETT, Davidson County
Trans:T20130081311 DEEDWARR
Recvd: 09/19/13 13:04 2 pgs
Fees:13.00 Taxes:531.32
20130919-0098830

Easement for Sanitary Sewer, recorded in Instrument Nos. 19991216-0303934 and 20000809-0079074.

Storm Water Detention Agreement recorded at Instrument No. 20050329-0033458.

This is improved property located at 828 Sandworth Cove Antioch TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2013.

Mary H. Leech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary H. Leech, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014