NEW OWNER:

Robert Leedham
Melissa Leedham
2079 Stokes Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0532

Map 117 Group 07-0-M Parcel 008.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140050429 DEEDWARR
Recvd: 07/15/14 09:32 2 pgs
Fees:13.00 Taxes:1055.24
20140715-0062180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand Two Hundred and 00/100 Dollars ($285,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WENDY OAKES WILHELM f/k/a WENDY OAKES*** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT M. LEEDHAM and wife, MELISSA LEEDHAM,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land,

*, married

situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2079, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20021121-0145225 and amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee and Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wendy Oakes, by Warranty Deed from Fairsted Partners, G.P., dated February 6, 2014, and of record in Instrument No. 20040213-0017220, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2079 Stokes Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

The said property is and has never been the marital residence of the Grantor.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of June, 2014.

WENDY OAKES WILHELM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WENDY OAKES WILHELM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of June, 2014.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

The actual consideration or value, whichever is greater, for this transfer is $ 285,200.00 .

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2014.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY