STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-0038D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140072919 DEEDWARR
Recvd: 09/29/14 12:38 2 pgs
Fees:13.00 Taxes:325.60
20140929-0089464

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jay A. Legenhausen and Eileen M. Legenhausen, Trustees of The Legenhausen Family Trust dated July 21, 2007 (NAME)	SAME (NAME) "	71-4-177
822 Mesa Ct (STREET ADDRESS)	(STREET ADDRESS) "	
Palo Alto, CA 94306 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gladys V. Graham nka Gladys V. Grimes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay A. Legenhausen and Eileen M. Legenhausen, Trustees of The Legenhausen Family Trust dated July 21, 2007**, 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 Lot No. 217 on the plan of JOYWOOD HEIGHTS, SECTION TWO, as shown by plat of record in Plat Book 1130, Page 92-93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 217 is described as follows:
Beginning at a point in the southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots southwesterly 240.3 feet; thence north 2° 55' east 199 feet to the south argin of an unnamed 50 foot street; thence with the margin of the same easterly 172.3 feet to a concrete monument at the beginning of a curve; thence around said curve southeasterly 31.4 feet to another concrete monument in the margin of Woodyhill Drive and continuing southerly with Woodyhill Drive 13.3 feet to another concrete monument and continuing south with Woodyhill Drive along a slight curve 33.7 feet to the beginning.

BEING the same property conveyed to T. F. Graham and wife, Gladys V. Graham from John George Garrett, Sr. and wife, Thelma L. Garrett, by Deed dated December 7, 1949, in Book 1781, Page 145, in the Register's Office for Davidson County, Tennessee. The said T. F. Graham having since died on January 1, 1963, leaving the subject property vested in Gladys V. Graham as surviving tenant by the entirety. Affidavit changing her name to Gladys V. Grimes filed of record in Record Book 6708, page 610, in said Register's Office. Gladys V. Graham and Gladys V. Grimes are one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 92-93, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Gladys V. Graham NKA Gladys V. Grimes is signed by his/her duly appointed Attorney-in-fact Robert D. Graham, pursuant to the Power of Attorney recorded in Instrument # 20140929-0089463, said Register's Office.

This is improved property, known as 2514 Woodyhill Drive, Nashville, TN 37207.

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

Witness my/our hand(s) this 25th day of September, 2014.

GLADYS V. GRAHAM NKA GLADYS V. GRIMES

By: Gladys V Graham NKA Grimes By Robert D Graham
Robert D. Graham, Attorney-in-Fact

September 25, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert D. Graham, Attorney-in-Fact for Gladys V. Graham nka Gladys V. Grimes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066