WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 16, 2018

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Rebecca Shultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Melton	New Owner	147-02-0-160.00
(NAME)	(NAME)	
457 Coventry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Randy Rae Leisenring, Co-Trustee of the Randy Rae Leisenring Trust u/a/d April 11, 2007,** (the "Trust") acting alone pursuant to the authority conferred by Section A-4 of the Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Melton and Ellen Melton, husband and wife,** 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:

The following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 174 on the Plan of Abbay Hall Section II, as of record in Book 2331, Page 38, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randy R. Leisenring, unmarried by Warranty Deed dated 07/21/2004 from Carl E. Herron and wife, Eva J. Herron of record in Instrument 200407230088668, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy Rae Leisenring and Marc A. Leisenring, Co-Trustees of the Randy Rae Leisenring Trust u/a dated April 11, 2007, serving jointly and/or severally by Quit Claim Deed dated 06/12/2007 from Randy R. Leisenring, unmarried of record in Instrument 200706130070639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 457 Coventry Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150059057 DEEDWARR
Recvd: 07/20/15 15:20 2 pgs
Fees: 13.00 Taxes: 814.00
20150720-0070929

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. 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.

Witness our hands this 14 day of July, 2015.

Randy Rae Leisenring, Co-Trustee of the Randy Rae Leisenring Trust u/a/d April 11, 2007

Randy Rae Leisenring

Randy Rae Leisenring, Co-Trustee

State of OREGON

County of WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Rae Leisenring, Co-Trustee of the Randy Rae Leisenring Trust u/a/d April 11, 2007 the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument in her/his capacity as Trustee for the aforesaid Trust for the purposes therein contained.

WITNESS my hand and seal this 14 day of July, 2015.

Notary Public NIMESH R. DAYAL

My Commission Expires: 7/11/17

OFFICIAL SEAL
NIMESH R DAYAL
NOTARY PUBLIC-OREGON
COMMISSION NO. 479755
MY COMMISSION EXPIRES JULY 11, 2017