WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096653 DEEDWARR
Recvd: 11/13/15 09:38 2 pgs
Fees:13.00 Taxes:1368.63
20151113-0115359

R-CL-15-5129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2015.

CHARLOTTE A BURBANK STATE TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Notary Public

MY COMMISSION EXPIRES: JUNE 27, 2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carol A. Lemeh	Bank of America	
(NAME) **5129 Grand Oak Way**	(NAME) 4909 Savarese circle	**172-05-0A-018.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) tampa, fl 33634	
(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 **DOUGLAS LESSLY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL A. LEMEH,** 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. 18 on the Plan of Final Plat Phase One Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 479, as amended in Plat Book 7900, Page 480 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 Douglas Lessly, unmarried by Quit Claim deed from Douglas Lessly, unmarried and Jean Lessly, unmarried of record in Instrument No. 20060727-0091124 Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on July 27, 2006.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 7900, Page 480, Register's Office for Davidson County, Tennessee.
- Matters shown on the PUD Boundary Plat of record in Plat Book 7900, Page 479, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8850, Page 631, as amended in Book 9453, Page 119, Book 11484, Page 619 and Instrument No. 20050616-0069202, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8850, Page 656, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8868, Page 942, in the Register's Office for Davidson County, Tennessee.
- Deed(s) conveying open space to HOA of record in Book 9440, Page 530, Book 9440, Page 533, and Instrument No. 20041208-0146211, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8940, Page 223 and Book 8671, Page 98, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5129 Grand Oak Way , Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 20th DAY OF OCTOBER, 2015.

Douglas Lessly

Charlotte Bishop, spouse of Douglas Lessly, hereby joins in this conveyance and does transfer and convey any and all marital interest Charlotte Bishop may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS LESSLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE BISHOP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212