THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126132**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2016. Notary Public My Commission Expires: 4/2/2018

BILL GARRETT, Davidson County
Trans:T20160003099 DEEDWARR
Recvd: 01/13/16 08:36 2 pgs
Fees:13.00 Taxes:2053.50
20160113-0003427

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Robert Leedham and Melissa Leedham 3311 SKYLINE DR Nashville TN 37215-2314	Send Tax Bills To: CMG Mortgage dba. CMG Financial 3160 Crow Canyon Road,#400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 131-01-0-001.00

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, **Ann S. Anderton Graham n/k/a Ann S. Hughey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Leedham and Melissa M. Leedham, husband and wife**, ("Grantees"), its 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 1, VAILWOOD HEIGHTS, as shown on plat of record in Plat Book 1835, Page 32, 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 by Quit Claim Deed from James W. Anderton to Ann S. Anderton Graham n/k/a Ann S. Hughey as recorded on the 9th day of April, 1990 in Deed Book 8083, Page 882 and Warranty Deed from John D. Fort and wife, Bettye S. Fort to James W. Anderton and wife, Ann S. Anderton n/k/a Ann S. Hughey, as recorded on the 16th day of July, 1971 in Deed Book 4521, Page 91, 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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VAILWOOD HEIGHTS, as recorded in Plat Book 1835, Page(s) 32.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3311 SKYLINE DR Nashville TN 37215-2314

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 5th day of January, 2016.

Ann S. Anderton Graham n/k/a Ann S. Hughey

James D. Hughey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann S. Anderton Graham n/k/a Ann S. Hughey and James D. Hughey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017