BILL GARRETT, Davidson County
Trans:T20160013773 DEEDWARR
Recvd: 02/19/16 10:15 2 pgs
Fees:13.00 Taxes:407.00
20160219-0015823

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of February, 2016

Notary Public
Commission Expires: 06-19-2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Michael 948 Century Oak Drive Nashville, TN 37211	NEW OWNER	149-15-01-212.00 -214.00 -369.00 -368.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

James H. Leuty, Jr. and wife, Carolyn S. Leuty

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Michael and Fahim Eryan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 167, 168, 327 & 329 on the plan of Amendment to Final Plat, Cambridge Forest, Phase 3, of record in Instrument Number 20020503-0054630 (which amended plat of record in Instrument Number 20010628-0068483), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to James H. Leuty, Jr. and wife, Carolyn S. Leuty, by Quitclaim Deed from Equity Builders Group, LLC, a Tennessee Limited Liability Company, dated 3/3/11 and recorded 3/8/11 in Instrument No. 20110308-0018199; and being part of the same property previously conveyed to Equity Builders Group, LLC, by General Warranty Deed from Ole South Properties, Inc., dated 6/30/04 and recorded 7/14/04 in Instrument No. 20040714-0083726, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1561, 1672, 1601, 1668 Bridgecrest Drive, Antioch, TN 37013.

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

Dated this the 2nd day of February, 2016.

Dated this the 2nd day of February, 2016.

James H. Leuty, Jr.

Carolyn S. Leuty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James H. Leuty, Jr. and wife, Carolyn S. Leuty** 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 at Brentwood, Tennessee this 2nd day of February, 2016.



(Notary Seal)

Notary Public
My Commission Expires: 1/13/20