Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160018983 DEEDWARR
Recvd: 03/08/16 14:57 2 pgs
Fees:13.00 Taxes:1076.70
20160308-0022235

39-B
File #16-1041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela Lese, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Lekkas and Joseph Lekkas, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 9, Map of Gibson Heights, as shown on plat of record in Plat Book 1835, page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angela Lese by deed from Benjamin L. Brow, married, dated, July 30, 2012, of record in Instrument No. 20120806-0069866, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2509 Sandy Drive, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of March, 2016.

Angela Lese by Meagan Gregory, Her Attorney in fact

Angela Lese by Meagan Gregory
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 7th Day of March, 2016, before me personally appeared Meagan Gregory, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela Lese, acknowledged that such persons executed the same as the free act and deed of Angela Lese.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 291,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of March, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Stephanie Lekkas
2509 Sandy Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
CMG Mortgage, Inc
3160 Crow Canyon Rd
San Ramon, CA 94583

TAX MAP-PARCEL #:
073-05-0-199.00