BILL GARRETT, Davidson County
Trans:T20160043905 DEEDWARR
Recvd: 05/25/16 09:59 2 pgs
Fees:13.00 Taxes:536.50
20160525-0052399

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 ,

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 7 Bell 17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher R. Leidhecker Corinne J. Leidhecker Robert D. Leidhecker Aegina H. Leidhecker	CMG Mortgage, Inc. dba CMG Financial	09514003800
(NAME)	(NAME)	
2119 Crystal Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William E. Ramirez-Larreynaga, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher R. Leidhecker and Corinne J. Leidhecker, husband and wife and Robert D. Leidhecker and Aegina H. Leidhecker, 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Elm Hill Acres, Section 1 of record in Plat Book 2331, Pages 67 & 68, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 78 fronts 80.0 feet on the southerly margin of Crystal Drive and extends back 226.9 feet on the broken westerly line and 225.0 feet on the easterly line to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to William E. Ramirez-Larreynaga, unmarried, by deed of record in Instrument No. 20031112-0165444 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2119 Crystal Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 23rd day of May, 2016.

William E. Ramirez-Larreynaga

State of Tennessee
County of Davidson

Personally appeared before me William E. Ramirez-Larreynaga, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2016.

Notary Public
My Commission Expires:

File No.: 10852

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017