BILL GARRETT, Davidson County
Trans:T20160050381 DEEDWARR
Recvd: 06/14/16 13:55 2 pgs
Fees:13.00 Taxes:832.50

20160614-0060215

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 9th day of June, 2016. Notary Public My commission expires: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tennessee Property Group, LLC	New Owner	Map 173-09-0-A Parcel 196.00co
2912 Sanderling Dr.		
Freemont, CA 94555		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank Leotti, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tennessee Property Group, LLC

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. 142 on the Plan of Lenox Village, Phase "B", a Planned Unit Development, of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Frank Leotti, married by Deed from NVR, Inc., a Virginia corporation, t/a Ryan Homes, dated April 4, 2005, of record in Instrument No. 20050408-0038836, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not and has never been the residence of the Grantor or his spouse.

This conveyance is made subject to the following:
(1) The Plan of record in Instrument No. 20031024-0157237, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
(3) Declaration of Charter, Easements, Covenants, Conditions, Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
(4) Charter of Lenox Village Neighborhood Homeowners' Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
(5) Storm Water Detention Agreement, of record in Book 7361, page 230 and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
(6) Easement for ingress and egress, of record in Instrument No. 20010103-0000902 as corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
(7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20011129-0130322 and in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
(8) Grant of Easement by and between Comcast of Nashville I, LLC and Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.
(9) Taxes for 2016, a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as 7841 Heaton Way, Nashville, TN 37211

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 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 hand(s) this 9th day of **June, 2016.**

Frank Leotti

Frank Leotti

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, a Notary Public of said County and State, **Frank Leotti,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles, California, this 9th day of **June, 2016.**

Notary Public

My Commission Expires: July 16, 2016

DMS2 ISAAC MARCOS NUNEZ COMM. #1985279 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires JUL. 16, 2016 DMS2