BILL GARRETT, Davidson County
Trans:T20160052842 DEEDWARR
Recvd: 06/21/16 15:46 3 pgs
Fees:17.00 Taxes:0.00
20160621-0063255

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Leonard E. Leech, Trustee 925 Wilson Boulevard South Nashville, Tennessee, 37215	SAME	Map 116 08 0Y Parcel 002.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Leonard E. Leech, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonard E. Leech, Trustee of the Leonard E. Leech Living Trust, established by the Revocable Trust Agreement of Leonard E. Leech dated June 14, 2016**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of June, 2016.

Leonard E. Leech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard E. Leech, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 14th day of June, 2016.

My Commission Expires: _____

Notary Public

JUDY REVIS OBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

House 3B, of the Homes at Woodmont Hall Place III, as established in Declaration of Covenants, Conditions and Restrictions for Homes at Woodmont Hall Place III, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140110-0002959, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leonard Leech by deed from NASHTEN, LLC, a Tennessee limited liability company, of record as Instrument No. 20140911-0083471, Register's Office for Davidson County, Tennessee.

Leonard E. Leech and Leonard Leech are one and the same person.

This is improved property known as 408 Woodmont Hall Place, Nashville, Tennessee 37205.