THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 15-0056

Map-Parcel No. 118-01-0-236.00

BILL GARRETT, Davidson County
Trans:T20160053616 DEEDWARR
Recvd: 06/23/16 11:49 2 pgs
Fees:13.00 Taxes:2734.30
20160623-0064118

Property Address:
1014 Paris Avenue, Nashville, TN 37204

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WARRANTY DEED

Send Tax Statements To:
Patrick Ryan Leddin
Jamie Parks Ledding
1014 Paris Avenue
Nashville, TN 37204

Grantees' Name, Address:
PATRICK RYAN LEDDIN and JAMIE PARKS LEDDIN
1014 Paris Avenue
Nashville, TN 37204

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE 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 is hereby acknowledged, **AUBREY TAYLOR PRESTON, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **PATRICK RYAN LEDDIN and wife, JAMIE PARKS LEDDIN**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot 58 of Dr. L.G. Noel's Second Subdivision of Idlewild, or record in Plat Book 332, Page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to AUBREY TAYLOR PRESTON from ALFRED L. GEORGE, JACQUELYN GEORGE, AND LINDSAY A. GEORGE, by deed dated May 12, 2014, and recorded on May 14, 2014 in Instrument No. 20140514-0041292, Register's Office for Davidson County, Tennessee.

This is improved property known as, 1014 Paris Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantees, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 332, page 77, Register's Office for Davidson County, Tennessee.
3. Sewer easement of record in Book 716, page 763, and Book 2443, page 219, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

DESTINY RICHARDS PRESTON, wife of **AUBREY TAYLOR PRESTON,** joins in the execution of this instrument to convey all her right, title or interest she may have in the subject property by virtue of her marriage to **AUBREY TAYLOR PRESTON.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 20th day June, 2016.

AUBREY TAYLOR PRESTON

DESTINY RICHARDS PRESTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **AUBREY TAYLOR PRESTON and DESTINY RICHARDS PRESTON,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 20th day of June, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$739,000.00 .**

Affiant

SWORN TO and subscribed before me on this 20th day of June, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16