Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The Leslie Avenue Trust Po Box 160772 Nashville, TN 37216	New Owner	091-10-0-431.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia Ann Clem,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amanda Dean, Trustee of The Leslie Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia A. Clem and Richard Clem, Sr. husband and wife by Quitclaim deed from Julia Ann Martin of record in Book 10970, page 576, Register's Office for Davidson County, Tennessee, dated May 18, 1998 and recorded on June 10, 1998. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Julia Ann Clem by Quitclaim deed from Richard Wayne Clem, Sr. of record in Instrument No. 20151120-0118002 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 20, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5828 Leslie Avenue Nashville, Tennessee 372091812.

This property is improved property known as 5828 Leslie Avenue, Nashville, TN, 37209-1812

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160091954 DEEDWARR
Recvd: 10/18/16 14:41 2 pgs
Fees:13.00 Taxes:599.40
20161018-0110115

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 hand this the 14th day of October, 2016.

Julia Ann Clem

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 **Julia Ann Clem** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of October, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016084672

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON