BILL GARRETT, Davidson County
Trans:T20160092035 DEEDWARR
Recvd: 10/18/16 15:48 3 pgs
Fees:18.00 Taxes:140.60
20161018-0110223

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive Suite 290
Brentwood, TN 37027
16-1723HUD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2016

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lee Consulting Engineer, LLC 1681 Bridgecrest Dr. Antioch, TN 37013	New owner	149-15-0A-264.00 CO

WARRANTY DEED

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

James H. Leuty, Jr. and wife, Carolyn S. Leuty

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Consulting Engineer, 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. 307 on the plan of Amendment to Final Plat, Cambridge Forest, Phase 3, of record in Instrument Number 20020503-0054630 (which amended plat of record in Instrument Number 20010628-0068483), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to James H. Leuty, Jr. and wife, Carolyn S. Leuty, by Quitclaim Deed from Equity Builders Group, LLC, a Tennessee Limited Liability Company, dated 3/3/11 and recorded 3/8/11 in Instrument No. 20110308-0018199; and being the same property previously conveyed to Equity Builders Group, LLC, by Warranty Deed from Danco Property Investments, LLC, dated 6/1/05 and recorded 6/22/05 in Instrument No. 20050622-0071394, and re-recorded on 7/26/05 in Instrument No. 20050726-0086743, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1681 Bridgecrest Dr., Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of October, 2016.

James H. Leuty, Jr.

Carolyn S. Leuty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James H. Leuty, Jr. and wife, Carolyn S. Leuty** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of October, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY