BILL GARRETT, Davidson County
Trans:T20170001573 DEEDWARR
Recvd: 01/06/17 11:32 2 pgs
Fees:13.00 Taxes:569.43
20170106-0001811

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Caleb Z. Bedgood
3016 Harbor Lights Drive
Nashville, TN 37217-3451

SEND TAX BILL TO:
Firstbank
318 Seaboard Lane, Ste. 205
Franklin, TN 37067

MAP/PARCEL 136-05-0A-058.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jennifer K. Leak, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Caleb Z. Bedgood and Deidra B. Bedgood, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Bayview Estates, Phase Two, (A Planned Unit Development) of record in Plat at Instrument No. 20000609-0057633, 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 Jennifer K. Leak, an unmarried woman by Warranty deed from Jackee L. Sisk, an unmarried woman of record in Instrument No. 20110801-0058584 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on August 01, 2011.

This is improved property known as: **3016 Harbor Lights Drive, Nashville, Tennessee 37217-3451**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20000609-0057633, and restrictions in Book 10323, Page 55, as amended in Book 10727, Page 268, Book 11019,

Page 911, Book 11251, Page 126, and Book 11271, Page 163, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of December, 2016.

Jennifer K. Leak

Jennifer K. Leak

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jennifer K. Leak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of December, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-17-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $153,900.00.

Caleb J. Bridgeo

AFFIANT

Subscribed and sworn to before me this the 28th day of December, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-17-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 1691040