BILL GARRETT, Davidson County
Trans:T20170057742 DEEDWARR
Recvd: 07/06/17 13:49 3 pgs
Fees:18.00 Taxes:7122.50

20170706-0068052

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $1,925,000.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2017.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Leach 4304 Lillywood Rd Nashville, TN 37206	New Owner	116-07-0 076.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EPSTEIN & UNDERWOOD #2, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES LEACH AND MEREDITH MARIE SEACREST, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Consolidation Plat 4304 Lillywood Road of record in Instrument No. 20161007-0106475, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Epstein & Underwood #2, LLC, a Tennessee limited liability company, by Deed from Steven G. Cates, married, dated 05/16/2016, of record in Instrument No. 20160517-0049329, said Register's Office.

Being also known as 4304 Lillywood Road, Nashville, Tennessee 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4304 Lillywood Rd, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 30th day of June, 2017.

Epstein & Underwood #2, LLC

By: _____
Megan Epstein, Member

Epstein & Underwood #2, LLC

By: _____
Cheryl Underwood, Member

Epstein & Underwood #2, LLC

By: _____
Megan Epstein, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Megan Epstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a Limited Liability Company, and that she, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Megan Epstein as such Member.

Witness my hand and official seal this 30th day of June, 2017.

My Commission Expires: 9/10/18

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cheryl Underwood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a Limited Liability Company, and that she, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Cheryl Underwood as such Member.

Witness my hand and official seal this 30th day of June, 2017.

My Commission Expires: 9/10/18

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Megan Epstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Manager of the within named bargainor, a Limited Liability Company, and that she, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Megan Epstein as such Manager.

Witness my hand and official seal this 30th day of June, 2017.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY