Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1441

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of September, 2017

Notary Public
Commission Expires: 3/20/18

TAMI MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170077554 DEEDWARR
Recvd: 09/05/17 13:52 2 pgs
Fees:13.00 Taxes:962.00
20170905-0091136

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cassidy Robert Leathem 6124 Tuckaleechee Lane Nashville, TN 37013	New Owner " "	181-03-0A-079.00-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,

Leandro Garcia Christiano Silva, a married man

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

Cassidy Leathem and Adreeanne Bedwell, as tenants in common with right of survivorship

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. 79 on the Plan of Section Two, Indian Creek Estates of record in Plat Book 9700, Page 558 and 559, 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 Leandro Garcia Christiano Silva by Quitclaim Deed from Kristyn Fay Williams of record at Instrument No. 20131106-0115023, Register's Office for Davidson County, Tennessee, dated October 09, 2013 and recorded on November 06, 2013. The said Leandro Silva and Kristyn Faye Williams, having since divorced by Final Decree of Divorce on the 6th day of November 2013 in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 13D-2368. This conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

Ann Marie Christiano Silva hereby joins in on the execution of this document to convey any and all marital rights she may have.

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: 6124 Tuckaleechee Lane, Nashville, 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 1st day of September, 2017.

Leandro Garcia Christiano Silva

Ann Marie Christiano Silva

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leandro Garcia Christiano Silva and Ann Marie Christiano Silva** 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 1st day of September, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)