THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CREST MOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 20919 DEEDWARR
11/01/2017 01:58:10 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20171101-0112134

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andy T. Nguyen AKA * 3311 Skyline Drive Nashville, Tennessee 37215	New owner	131-01-0-001.00

* Andy Trang Nguyen

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. LEEDHAM AND MELISSA M. LEEDHAM, Husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ANDY T. NGUYEN,** a Single man, hereinafter called the Grantee, his successors and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, VAIL WOOD HEIGHTS, as shown on plat of record in Plat Book 1835, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert M. Leedham and Melissa M. Leedham, husband and wife, by Warranty Deed, from Ann S. Anderton Graham n/k/a Ann S. Hughey, married, of record on January 13, 2016 at Instrument No. 20160113-0003427, Register's Office for Davidson County, Tennessee.

This is improved property known as **3311 Skyline Drive, Nashville, Tennessee 37215**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 30TH **day of October, 2017**:

ROBERT M LEEDHAM BY
ATTORNEY IN FACT

Robert M. Leedham by Melissa M. Leedham, Attorney in Fact

Melissa M. Leedham

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 **Melissa M. Leedham,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2017:

Notary Public

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 30th day of October, 2017, before me personally appeared **Melissa M. Leedham**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Robert M. Leedham**, and who acknowledged that such person executed the same as the free act and deed of **Robert M. Leedham**. Witness my hand and official seal, this the 30th day of **October, 2017**:

Notary Public

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $615,000.00 :

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF October, 2017:

Notary Public

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18