# WARRANTY DEED

KARA L. WATT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-18-2018

W-FNB-17-709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Randy Leago and Joan Leago** | **First National Bank of Middle Tennessee** | |
| (NAME) | (NAME) | **142-03-0-038.00** |
| **709 Wagon Drive** | **200 East Main Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **McMinnville, TN 37110** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. ADAMS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDY LEAGO AND JOAN LEAGO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 376 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108, 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 William E. Adams, unmarried by Warranty Deed from Robert C. Vowels, Jr., married, and Scott Anthony Vowels, married, as devisees under the Last Will and Testament of Mary M. Vowels of record in Instrument No. 20170125-0008144 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 25, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4643, Page 946, as amended in Book 5057, Page 885, modified in Book 5440, Page 138, and further amended in Book 5526, Page 322, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 Wagon Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Bill Garrett Davidson County
Batch# 44474 **DEEDWARR**
01/04/2018 11:01:06 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20180104-0001314

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2017.

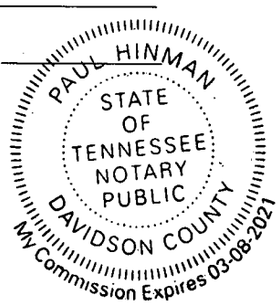
William E. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212