Bill Garrett Davidson County
Batch# 50463 DEEDWARR
01/23/2018 11:12:08 AM 2 pgs
Fees: $13.00 Taxes: $1,035.91
20180123-0006890

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $279,977.00.

Affiant

Subscribed and sworn before me this the 19 day of January, 2018.

Notary Public
My commission expires: Le. 30 2019

April G. Nichols State of Tennessee Notary Public Williamson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Velieri 3252 E. Lake Dr. Nashville, TN 37214	New owner	108-12-0 219.00

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, JAMES E. LEIGH III, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN VELIERI, A SINGLE MAN, 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. 64 on the Plan of Section 5, Trailwood as of record in Plat Book 6900, Pages 477, 478 and 479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James E. Leigh, III and Michelle Lee Leigh, husband and wife, by deed from Chris Haynes and wife, Melissa Haynes, dated 08/14/2009, of record in Instrument No. 20090819-0077918, said Register's Office.

Being the same property conveyed to James E. Leigh, III, by Quitclaim deed from Michelle Leigh, dated December 15, 2017, of record in Instrument No. 20171220-0129491, Register's Office for Davidson County, Tennessee, recorded on December 20, 2017.

The said Michelle Lee Leigh and Michelle Leigh are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3252 E. Lake Dr., Nashville, TN 37214.

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 19th day of January, 2018.

James E. Leigh III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Leigh III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2018.

My commission expires: 9/10/18

Notary Public

