1606-15

Name and Address of New Owner:
Huseby Properties, LLC
312 Sunnyside Dr., Nashville, Davidson County, Tennessee 37205

Send Tax Bills To:
Huseby Properties, LLC
312 Sunnyside Dr. , Nashville, Davidson County, Tennessee 37205

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083-13-0-11500

Karen Johnson Davidson County
Batch# 317818 DEEDWARR
11/20/2019 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20191120-0119916

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derek Leggio**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Huseby Properties, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follow, to-wit:

LAND in Davidson County, Tennessee being the Private Element Unit known and depicted as 1308 Fatherland Street in the Declaration of Covenants, Conditions and Restrictions of the Fatherland-Lillian Homes East, a Horizontal Property Regime with Private Elements (the "Declaration"), appearing of record in Instrument No. 20191028-0110292 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, to which reference to said Declaration and its Exhibit B is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Homeowner's Association.

Being a portion of the same property conveyed to Valerie Jones Leggio by Deed of record in Bok 6094, Page 913, Register's Office for Davidson County, Tennessee. The said Valerie Jones Leggio subsequently died intestate on July 5, 2019, leaving Grantor herein as her only heir at law. See Affidavits of Heirship of record in Instrument No. 20190122-0005733 and Instrument No. 20191106-0114660 and Instrument No. 20191119-0119234, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1308 Fatherland Street, Nashville, Davidson County, Tennessee 37206. This property does not constitute the primary residence of the Grantee and is for investment purposes only.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of November, 2019.

Derek Leggio by John A Bell Jr (SEAL)
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Derek Leggio, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Derek Leggio by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of November, 2019.

My Commission Expires:
3-6-2021

NOTARY PUBLIC

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of November, 2019.

Notary Public
My commission expires:
File No. 2019-709

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020