WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$190,000.00**

Affiant

Subscribed and sworn to me on November 21st, 2019

NOTARY PUBLIC
My Commission Expires: 03/08/2021

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Karen Johnson Davidson County
Batch# 324758 DEEDWARR
12/04/2019 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20191204-0125030

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Bradley, Elsie Clifford and Randall J. Clifford 357 Oakview Dr. Nashville, TN 37207	NEW OWNERS	050 160 008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Robert Allen Leggett, unmarried,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Ryan Bradley, a single man and Randall J. Clifford , a single man, both as to a one-half (1/2) undivided interest,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 64 on the Plan of Skyview Subdivision, of record in Book 2331, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Allen Leggett, by Quitclaim Deed from Michael R. Leggett, of record in Instrument No. 20100315-0019508, Register's Office for Davidson County, Tennessee, dated March 8, 2010 and recorded March 15, 2010.

Being the same property conveyed to Chloral U. Leggett and wife, Eleanor E. Leggett, by deed from Richard McHenry and wife, Peggy B. McHenry, of record in Book 2602, Page 555, Register's Office for Davidson County, Tennessee. Chloral U. Leggett died on August 5, 1987, and Eleanor E. Leggett died on October 1, 2009, leaving Michael R. Leggett and Robert Allen Leggett as the only heirs.

The said Michael R. Leggett having since quitclaimed subject property to Robert Allen Leggett by Quitclaim Deed dated March 8, 2010 and recorded on March 15, 2010 of record in Instrument Number 20100315-0019508, Register's Office for Davidson County, Tennessee.

This is **improved** property, known as **357 Oakview Dr., Nashville, TN 37207**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on November 21, 2019

Robert Allen Leggett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

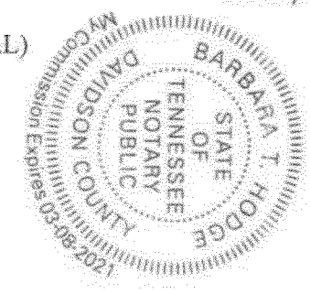
Before me, the undersigned Notary Public, personally appeared Robert Allen Leggett who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November 2019.

Notary Public

My Commission Expires: 03/08/2021

(SEAL)



Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY