WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

R-PR-20-2201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

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)
Callie Minh Tran and Gabriel Douglas Lechleiter		
(NAME)	(NAME)	
2201 Ridgecrest Drive	NEW OWNER	**072-12-0-120.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **MILLER STOKELY PRICE, III, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALLIE MINH TRAN, AN UNMARRIED WOMAN, AND GABRIEL DOUGLAS LECHLEITER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 139 on the Plan of Dalewood Section II of record in Plat Book 1835, Page 6, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 139 fronts 82.0 feet on the Easterly margin of Ridgecrest Drive and extends back 166.8 feet on the Northerly side and 178.4 feet on the Southerly line to a dead line in the rear, measuring 83.1 feet thereon.

Being the same property conveyed to Miller Stokely Price, III, an unmarried man by Warranty deed from C and A Housing, LLC of record in Instrument No. 20180606-0054112 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 06, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1229, Page 325 and Book 1786, Page 80, 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: **2201 Ridgecrest Drive, Nashville, Tennessee 37216**.

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 gooc 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.

Karen Johnson Davidson County
Batch# 381467 **DEEDWARR**
04/03/2020 11:23:44 AM 2 pgs
Fees: $13.00 Taxes: $1,221.74

20200403-0035942

Witness my/our hand(s) this the 31st DAY OF MARCH, 2020.

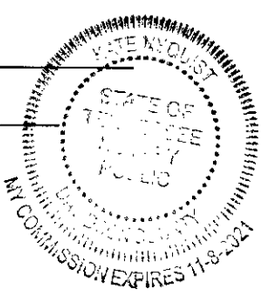
Miller Stokely Price, III by Kaz Arbogast as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, 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 MILLER STOKELY PRICE, III, and who acknowledged he/she/they executed the same as the free act and deed of the said MILLER STOKELY PRICE, III.

Witness my hand and official seal, this the 31st of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212