WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

G-ZS-20-0747

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 430374 DEEDWARR
07/06/2020 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $730.75
20200706-0072218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teresa Sanders	loan Depot.com, LLC	
(NAME)	(NAME)	**096-09-0A-747.00-CO**
747 Kent Road	4800 N. Scottsdale Rd, ste 3100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Scottsdale, AZ 85251	
(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, **KEN G. LEEDIKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERESA SANDERS, AN UNMARRIED WOMAN,** 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 Unit 747, Emery Place Condominiums, a Planned Unit Development, as of record in Plat Book 6250, Page 719, 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 Ken G. Leediker by Warranty deed from Sharon J. Coffey, unmarried of record in Instrument No. 20151201-0121125 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 01, 2015.

Ken G. Leediker having since married. John Rickman Graham joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6715, Page 96, as amended in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351 and Instrument Number 20180828-0084947, Register's Office for Davidson County, Tennessee.
- By-Laws of Emery Place Homeowners' Association Inc. of record in Book 6715, Page 130, amended at Instrument No. 20080118-0006025, in the Register's Office for Davidson County, Tennessee.
- Charter of Emery Place Condominium Association, Inc., of record in Book 6647, Page 466 and Book 6724, Page 627, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Emery Place Homeowner's Association of record in Book 6887, Page 730 and Book 6947, Page 944, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7593, Page 585 and Book 7593, Page 551, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6623, Page 109, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 6342, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement and Right-of-Way for electric power transmission lines conveyed to United States of America of record in Book 1255, Page 219, in the Register's Office for Davidson County, Tennessee.
- Easement of Comcast of Nashville I LLC of record in Instrument Number 201709210096816, 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: **747 Kent Road, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 1st DAY OF JULY, 2020.

Ken G. Leediker by Attorney in Fact
Ken G. Leediker by Margaret Means,
Attorney in Fact

John Rickman Graham by Attorney in Fact
John Rickman Graham by Margaret Means,
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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KEN G. LEEDIKER, and who acknowledged she executed the same as the free act and deed of the said KEN G. LEEDIKER.

Witness my hand and official seal, this the 1st of July, 2020.

Briana Gage
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN RICKMAN GRAHAM, and who acknowledged she executed the same as the free act and deed of the said JOHN RICKMAN GRAHAM.

Witness my hand and official seal, this the 1st of July, 2020.

Briana Gage
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY