This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3746**

Karen Johnson Davidson County
Batch# 462765 **DEEDWARR**
08/24/2020 12:13:21 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20200824-0095428

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Molly Cate, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Lee Esposito and Sarah Esposito,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit: husband andwife

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Glendale Park, Section No. 2 of record in Plat Book 1130, Page 61, 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 Molly Cate, unmarried, by Warranty Deed from Wesley Roberts and Vera Vollbrecht, both unmarried, of record in Instrument No. 20110523-0039246, Register's Office for Davidson County, Tennessee, dated May 13, 2011, and recorded on May 23, 2011.

This is improved property also known as 4314 Lealand Lane, Nashville, Tennessee 37204.

Map and Parcel: 132-05-0-162.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 3rd day of August, 2020.

Molly Cate -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Molly Cate, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2020.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration* for this transfer or the value of the property transferred, whichever is greater, is ~~$800,000.00~~ XXXXXXX which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

$700,000.00

Subscribed and sworn to before me this 3rd day of August, 2020.

Affiant

(SEAL)

NOTARY PUBLIC

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Lee Esposito and Sarah Esposito	New Owner
4314 Lealand Lane	
Nashville, TN 37204	