Box 14
33892-3

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3402

Karen Johnson Davidson County
Batch# 514302 **DEEDWARR**
11/12/2020 09:09:45 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20201112-0132983

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of November, 2020

Notary Public

Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chung N. Huynh and Thanh T. Le 2005 Harvest Lane Nashville, TN 37218	First Bank 211 Commerce St Suite 300 Nashville TN 37201	058-09-0A-015.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carrie Lee Leggett, an unmarried woman*

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chung N. Huynh and Thanh T. Le, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 15 on the Plan of Creekside Trails, Phase 1 of record in Plat at Instrument No. 20001026-0106269, 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 Frank Lee Leggett, III and Carrie Leggett by Warranty deed from Great Southern Homes, Inc of record in Instrument No. 20030331-0042058 Register's Office for Davidson County, Tennessee, dated March 21, 2003 and recorded on March 31, 2003.
*Since 2003, this property has not served as a residence for Grantor's former spouse, Frank Lee Leggett, III, who died 8/30/2019.

Being the same property conveyed to Carrie Lee Leggett in fee simple by Quitclaim deed

from Frank Lee Leggett, III of record in Instrument No. 20030825-0123277 Register's Office for Davidson County, Tennessee, dated August 25, 2003 and recorded on August 25, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2005 Harvest Lane, Nashville, TN 37218

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 heirs and assigns forever; and I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Dated this the 9th day of November, 2020.

Carrie Lee Leggett

Carrie Lee Leggett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carrie Lee Leggett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 9th day of November, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____