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This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9703-LV

Karen Johnson Davidson County
Batch# 523197 DEEDWARR
12/02/2020 08:09:27 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20201202-0139697

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant Theresa L. Smith

Subscribed and sworn to before me, this the 23rd day of November, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Preston T. Bailey, III and Alyssa C. Visbeen 2387 Somerset Valley Drive Antioch, TN 37013	Quicken Loans 1050 Woodward Avenue Detroit, MI 48226	173 06 0B 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher C. Leach, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Preston T. Bailey, III and Alyssa C. Visbeen, husband and wife**, hereinafter called the Grantee(s), his/her/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. 11, on the Final Plat, Cambridge Park, Phase 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Christopher C. Leach, an unmarried man, by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee corporation, of record in Instrument No. 20180301-0019228, in the Register's Office of Davidson County, Tennessee, dated February 28, 2018, and recorded on March 01, 2018.

This is ☒ improved or ☐ unimproved property located at: **2387 Somerset Valley Drive, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2020.

GRANTOR:

Christopher C. Leach

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher C. Leach, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of November, 2020.



Notary Public
My Commission expires: NOV 0 8 2021