THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $3,840,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2021. Notary Public My Commission Expires: 3/6/24

First Title & Escrow Co., Inc.
FTEC File No. 36352-05-2021

Karen Johnson Davidson County
Batch# 651266 **DEEDWARR**
06/08/2021 09:40:53 AM 3 pgs
Fees: $18.00 Taxes: $14,208.00

20210608-0076510

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel Lechleiter, Allison Lechleiter 425 Royal Oaks Drive Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 11615003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Dashiff and wife, Melissa H. Dashiff**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Lechleiter and Allison Lechleiter, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is IMPROVED property located at 425 Royal Oaks Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 7th day of June, 2021.

Michael D. Dashiff

Melissa H. Dashiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Dashiff and Melissa H. Dashiff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Royal Oaks Section "B", as of record in Plat Book 1424, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Dishiff and wife, Melissa H. Dashiff by deed dated April 4, 2003 from HR Properties of Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No. 20030410-0047859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1424, page 89, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5787, page 148, Register's Office for Davidson County, Tennessee.