THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-1655

Karen Johnson Davidson County
Batch# 861371 **DEEDWARR**
05/23/2022 03:32:45 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20220523-0059834

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
James Akisanmi and Alexandra Akisanmi 8250 Westpark Drive, Apt. 454 McLean, VA 22102	Guaranty Home Mortgage Corporation 316 Robert Rose Dr Murfreesboro, TN 37129	163-16-0A-189.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Allan N. Leslie, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **James Akisanmi and Alexandra Akisanmi**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Being Unit No. 327 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907- 0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Allan N. Leslie, an unmarried man by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070710-0082050, filed on 07-10-07, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1633 Cardigan Way, Nashville, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 18 **day of May, 2022**:

Allan N. Leslie

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allan N. Leslie ,** the bargainor, 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 and official seal, this 18 day of May, 2022.

Notary Public

My Commission Expires: _____

MY AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$255,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18th DAY OF May, 2022:

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024