WARRANTY DEED

SHIRLEY F. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires 2/27/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura A. Miller	Argent Mtg. Co. LLC.	Map 147-14
(NAME)	(NAME)	
492 Westcrest Drive	333 Westchester Ave 1st. Fl.	Parcel 189.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	White Plains, NY 10604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JEFFREY LEGNINI, UNMARRIED, DENISE LEGNINI, SINGLE, AND JEANNE CLAIRE REEVES, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA A. MILLER,** HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

SAID Lot No. 4 fronts 99.0 feet on the northeasterly side of Westcrest Drive, and runs back between lines, 178.0 feet on the northwesterly side and 184.7 feet on the southeasterly side to a line in the rear on which it measures 56.4 feet. Said Lot No. 4 includes the strip of land northeast of the rear line bounded on the southeast and northwest by the side lines extended and running back to the center of an irregular creek.

Being the same property conveyed to Joseph Anthony Legnini, et ux Louise Legnini, by deed from John H. Reale, et ux Judy D. Reale, dated January 26, 1979, of record in Book 5390, page 484, Register's Office for Davidson County, Tennessee. The said Louise Legnini died with her interest passing to Joseph Anthony Legnini by reason of their tenancy by entirety. The said Joseph Anthony Legnini has since died. Jeffrey Legnini, Denise Legnini, Jeanne Claire Reeves, and Timothy Legnini are the devisees under the Last Will and Testament of Joseph A. Legnini, Case No. 04P-1011, Probate Division for Davidson County, Tennessee. The said Timothy Legnini predeceased Joseph A. Legnini.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the Grantor; subsequent years' taxes which are assumed by the Grantee; (b) all matters appearing on the plan of record in Book 3700, page 5, said Register's Office; and (c) restrictive covenants of record in Book 3882, page 846, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 492 Westcrest Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Stuart G. Reeves, spouse of Jeanne Claire Reeves, joins in this transaction to convey any martial interest he may have in the herein conveyed property.

In witness whereof, Denise Legnini as attorney-in-fact for Stuart G. Reeves and Jeanne Claire Reeves, pursuant to Power of Attorney recorded in Instrument No. 20041129 - 0141422, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Stuart G. Reeves and Jeanne Claire Reeves, this 22nd day of November, 2004.

Davidson County DEEDWARR
Recvd: 11/29/04 12:17 2pgs
Fees:13.00 Taxes:499.50

20041129-0141424

In witness whereof, Denise Legnini as attorney-in-fact for Jeffrey Legnini, pursuant to Power of Attorney recorded in Instrument No 20041129 - 0141423, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Jeffrey Legnini, this 22nd day of November, 2004.

Witness my hand this 22nd day of November, 2004.

Jeanne Claire Reeves

Jeanne Claire Reeves

BY: Denise Legnini, Attorney in Fact

Jeffrey Legnini

Jeffrey Legnini

BY: Denise Legnini, Attorney in Fact

Stuart G. Reeves

Stuart G. Reeves

BY: Denise Legnini, Attorney in Fact

Denise Legnini

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise Legnini, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2004.

Commission expires:

Exp 3/20/05

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Denise Legnini, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stuart G. Reeves and Jeanne Claire Reeves, and who acknowledged that she executed the same as the free act and deed of Stuart G. Reeves and Jeanne Claire Reeves.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2004.

Commission expires:

Exp 3/20/05

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Denise Legnini, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Legnini, and who acknowledged that she executed the same as the free act and deed of Jeffrey Legnini.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2004.

Commission expires:

Exp 3/20/05

Notary Public