WARRANTY DEED

TO:
PREMIER ESCROW
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Andrew M Bodary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Leggett	Trane Federal Credit Union	172-13-A-72CO
(NAME)	(NAME)	
649 Logwood Briar Circle	2715 Losey Blvd South	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	La Crosse, WI 54601-0443	
(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, **DEAN REALTY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT M. LEGGETT AND WIFE, CAROLYN A. LEGGETT**, 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. 32 on the Plan of Williams Grove, Section Two, of record in Book 9700, pages 902-906, Register's Office for said County.

SAID Lot No. 32 fronts 77.89 feet on the broken westerly margin of Logwood Briar Circle and extends back 156.36 feet on the northerly line and 154.56 feet on the southerly line to a dead line in the rear, measuring 71.80 feet thereon.

Being the same property conveyed to Dean Realty Company by deed from Alvin B. Galuten and wife, Carol L. Galuten of record in Instrument No. 20040813-0090208 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
2004 real property taxes which have been prorated and assumed by the grantor
Charter of record in Book 10741, page 671 and Instrument No. 20010618-0064214 said Register's Office
Restrictive Covenants of Record in Book 10741, page 678; Book 11167, page 755; Book 11643, page 316; Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490 said Register's Office
Quitclaim Deed of Record in Instrument No. 20010514-0049489, said Register's Office
All matters as set forth on the Plan of record in Book 9700, page 902-906 said Register's Office

unimproved ☐

This is improved ☒ property, known as **649 Logwood Briar Circle, Brentwood, TN 37027**
(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.

Witness my hand this 3 day of January, 2005.

Dean Realty

By: Andrew M Bodary
Andrew Bodary, Designated Agent

Davidson County DEEDWARR
Recvd: 01/04/05 10:07 2 pgs
Fees:13.00 Taxes:1246.90
20050104-0001007

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Bodary, with whom I am personally acquainted and who upon his oath acknowledged himself to be the designated agent for Dean Realty Company, the within named bargainor, and that he as such designated agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as its designated agent.

Witness my hand and official seal at Nashville, Tennessee this 3 day of January, 2005

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public