WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090050089 DEEDWARR
Recvd: 07/24/09 10:32 2 pgs
Fees: 13.00 Taxes: 1400.45
20090724-0069599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee — Notary Public — DAVIDSON COUNTY

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
Joseph Antone Maffei	Franklin American Mortgage Co.	Map 172-13-A
(NAME) 649 Logwood Briar Circle	(NAME) 501 Corporate Centre Dr. #400	Parcel 72 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37067	
(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, **ROBERT M. LEGGETT AND WIFE, CAROLYN A. LEGGETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH ANTONE MAFFEI AND WIFE, AMY KEISER MAFFEI,** 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 Plat Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert M. Leggett and wife, Carolyn A. Leggett, by deed from Dean Realty Company of record in Instrument #20050104-0001007, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 902-906, said Register's Office; and (c) restrictive covenants of record in Book 10741, page 678, Book 11167, page 755, Book 11643, page 316, Instrument #19991206-0300190 and Instrument #20010514-0049490, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 649 Logwood Briar Circle, Brentwood, Tennessee 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 our hands this 21 day of July, 2009.

Robert M. Leggett By Carolyn Leggett,
Attorney in Fact

Carolyn A. Leggett

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 Carolyn A. Leggett , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of July, 2009.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of July, 2009, before me personally appeared Carolyn Leggett, to me known to be the person who executed the foregoing instrument on behalf of Robert M. Leggett and acknowledged that she executed the same as the free act and deed of Robert M. Leggett.

Witness my hand and official seal at Nashville, Tennessee this 21 day of July, 2009.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013

Notary Public

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. RW-09-649