# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>**Matt Leggee, Maria Boero, Joseph Legge and Jakeeta Legee** | SEND TAX BILLS TO:<br>Churchill Mortgage<br>761 Old Hickory Blvd<br>#400<br>Brentwood, TN 37027 | MAP-PARCEL NUMBERS:<br>**10401022800** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**Charles Doyle Layne, Trustee of The Ruby Pearl Cox Revocable Living Trust, with full authority to sell and convey**

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

**Matt Leggee, unmarried, Maria Boero, unmarred and Joseph D. Legge and wife, Jakeeta C. Legge**

HEREINAFTER called the GRANTEE, his 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. 127 on the Plan of part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee. Said Lot No. 127 fronts 50 feet on the easterly side of 38th Avenue North and runs back between parallel lines 160 feet to an alley on which it measures 50 feet.

BEING the same property conveyed to The Ruby Pearl Cox Revocable Living Trust by quitclaim deed from Ruby P. Cox, unmarried, of record in Instrument No. 20000630-0065353 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **204 38th Avenue North, Nashville, Tennessee 37209.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND** this the 30th day of Sept, 2009.

Charles Doyle Layne, Trustee

**Charles Doyle Layne, Trustee**

BILL GARRETT, Davidson County
Trans:T20090067381 DEEDWARR
Recvd: 10/02/09 16:16 2 pgs
Fees:13.00 Taxes:784.40
20091002-0091981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Charles Doyle Layne, Trustee of the Ruby Pearl Cox Revocable Living Trust, with full authority to sell and convey as evidenced in the recorded Trust Agreement,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 30th day of September, 2009.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-23-12

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $212,000.00.

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2009.

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 6/29/2010