Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120028861 DEEDWARR
Recvd: 04/20/12 09:45 2 pgs
Fees:13.00 Taxes:249.38
20120420-0033835

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 67,400.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2012.

Notary Public

My commission expires: 8.20.14

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PARKWAY, SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES ANTHONY LEGATE **WANDA LEGATE**	**same**	**034030B20400CO**
103 S Wynridge Way		
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

ALICIA L PRIMM now known as ALICIA L MAHANEY, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES ANTHONY LEGATE and WANDA LEGATE, husband and wife as tenants by the entirety

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 Unit No.204, on the plan of Churchill Crossing Condominiums, according to the Master Deed of record in Book 7792, page 915, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 7900, page 25, said plan having been amended in Book 7804, page 616, to set up phase Two which Unit 204 is a part of, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO ALICIA L PRIMM, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BETTE JO FERREBEE, UNMARRIED DATED 07/19/07 AND RECORDED ON 07/27/07 IN INSTRUMENT NO. 20070727-0089271, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 7900, Page 25, and amended in Book 7804, Page 616Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 204 CHURCHILL CROSSING, MADISON, TN 37115.

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 in 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/our hand(s) this 17th day of April, 2012.

Alicia L. Mahaney
ALICIA L MAHANEY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, ALICIA L MAHANEY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2012.

Notary Public

My Commission Expires: 1/26/16

