STATE OF TENNESSEE

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this .

Notary Public

My commission expires: 6/3/2014

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120031767 DEEDWARR
Recvd: 05/01/12 13:32 2 pgs
Fees:13.00 Taxes:249.38
20120501-0037203

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES ANTHONY LEGATE **WANDA LEGATE**	**SAME**	**034030B10300CO**
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,

HELEN MARIE SCOTT, UNMARRIED

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:

A certain condcminium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit.No.103, Building 1, on the Horizontal Property Regime of Churchill as Crossing Condominiums a recorded in the Master Deed of record in Bock 7792,page 915, as amended in Book 7804, page 616, which amends Lot 1, Churchill Crossing, in Plat Book 7900, page 25, Register's Office for Davidson County,
Tennessee.

BEING THE SAME PROPERTY CONVEYED TO HELEN MARIE SCOTT, UNMARRIED BY WARRANTY DEED FROM S.C. REALTY, INC., A DELAWARE CORPORATION DATED 04/30/92 AND RECORDED ON 05/11/92 IN BOOK 8623, PAGE 310, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is improved (__X__) unimproved (____) property known as 103 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 26 day of April, 2012.

Helen M Scott
HELEN MARIE SCOTT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, HELEN MARIE SCOTT, 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 26th day of April, 2012..

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012