WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150049448 DEEDWARR
Recvd: 06/22/15 09:46 2 pgs
Fees: 13.00 Taxes: 249.38
20150622-0059258

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-17-2015

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,400.00

Victor Dan Hu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward A. Sloan Jr.	Edward A. Sloan Jr.	034030B20400CO
(NAME)	(NAME)	
207 Shepherd Hills Drive	207 Shepherd Hills Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Anthony Legate and Wanda Legate, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward A. Sloan Jr.,** 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, Building 2, on the Horizontal Property Regime of Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915; as amended in Book 7804, Page 616; and Book 7845, Page 540, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 7845, Page 540, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Anthony Legate and Wanda Legate, husband and wife, as tenants by the entirety, by Warranty Deed from Alicia L. Primm, now known as Alicia L. Mahaney, married, dated 4/17/12 and recorded 4/20/12 in Instrument No. 20120420-0033835, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 204 Churchill Crossing, Madison, TN 37115
(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/our hands this 17th day of June, 2015.

Charles Anthony Legate

Wanda Legate

State of Tennessee
County of Sumner

Personally appeared before me Charles Anthony Legate and Wanda Legate, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2015.

Notary Public
My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

File No.: 150638