Davidson County DEEDWARR
Recvd: 10/27/15 13:19 3 pgs
Fees:18.00 Taxes:517.63
20151027-0109286

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2015.

Notary Public
My commission expires: January 11, 2017

02-1510-49672

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cindy Lockhart 8787 Russell Road Nashville, TN 37221	New Owner	133-07-0-242.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna Marie Cathey Leger, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cindy Lockhart, unmarried**, hereinafter called the Grantees, their successors 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. 36, on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul N. Leger and wife, Jane C. Leger by deed from O. W. Cooper, Jr. and wife, Helen B. Cooper, dated June 21, 1968, recorded June 24, 1968, of record in Book 4245, Page 432, Register's Office for Davidson County, Tennessee. The said Paul N. Leger having since died leaving Jane C. Leger as surviving tenant by the entirety. Jane C. Leger, one and the same person as Amy Jane Cathey Leger, died December 23, 2011 leaving a Last Will and Testament filed for Probate in Docket No. 12P-49 Probate Court Clerk's Office for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Frederick N. Leger.

Further being the same property conveyed to Frederick N. Leger by Quitclaim Deed from Frederick N. Leger, Executor for the Estate of Amy Jane Cathey Leger, deceased, dated May 15, 2012, recorded May 15, 2012, of record in Instrument No. 20120515-0041857, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anna Marie Cathey Leger by Quitclaim Deed from Frederick N. Leger, dated April 10, 2014, recorded April 10, 2014, of record in Instrument No. 20140410-0030031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3704 Grubbs Road, Nashville, TN 37211.

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of October, 2015.

Anna Marie Cathey Leger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anna Marie Cathey Leger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of October, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 12/21/17



True Copy Certification

I, J. Andrew Wiley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, J. Andrew Wiley [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 11, 2017

{Notary' Seal}

