BILL GARRETT, Davidson County
Trans:T20160010195 DEEDWARR
Recvd: 02/05/16 15:14 2 pgs
Fees:13.00 Taxes:403.30
20160205-0011527

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167035

WARRANTY DEED

~~STATE OF TENNESSEE~~ State of Kentucky
~~COUNTY OF DAVIDSON~~ County of Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Angela Coleman
NOTARY PUBLIC

Angela Coleman
Notary Public, ID No. 467191
State at Large Kentucky
My Commission Expires on May 23, 2016

My commission expires: May 23, 2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie McCabe , an unmarried woman 1033 Hammack Court Nashville, TN 37214	Primary Residential Mortgage same address	108 16 0 162.00

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand and 00/100 Dollars ($109,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELINDA DAWN LEEK, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAURIE MCCABE , AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 67A Zone Lot Division, Lot No. 67 on the Plan of Section Three of Percy Priest Woods, of record in Plat Book 6250, Page 210, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Melinda Dawn Leek, unmarried by deed dated April 27, 2007 and recorded at Instrument #20070501-0051642, said Register's Office.

The address of the herein described property is believed to be 1033 Hammack Court, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of January, 2016.

Melinda Dawn Leek

MELINDA DAWN LEEK

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Melinda Dawn Leek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2016.

Angela Coleman

Notary Public

Angela Coleman
Notary Public, ID No. 467191
State at Large, Kentucky
My Commission Expires on May 23, 2016

Angela Coleman

Printed Notary Name

My commission expires: May 23, 2016