BILL GARRETT, Davidson County
Trans:T20160012422 DEEDWARR
Recvd: 02/16/16 10:58 2 pgs
Fees:13.00 Taxes:910.20
20160216-0014231

(2)

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of February 2016.

Notary Public
My commission expires:

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

02-1601-49752

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Michael J. Cypher<br>3704 Grubbs Road<br>Nashville TN 37211 | SAME | 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, **Cindy Lockhart**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael J. Cypher, 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.

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.

Further being the same property conveyed to Cindy Lockhart, unmarried by deed from Anna Marie Cathey Leger, dated October 27, 2015, recorded October 27, 2015, of record in Instrument No. 20151027-0109286, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor his/her spouse or any dependent.

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 11 day of February, 2016.

Cindy Lockhart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cindy Lockhart**, 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 11 day of February, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019