BILL GARRETT, Davidson County
Trans:T20170034107 DEEDWARR
Recvd: 04/24/17 09:25 2 pgs
Fees:13.00 Taxes:1180.30
20170424-0039685

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0516

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of April, 2017

Notary Public
Commission Expires: _____

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 8, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Brock 404 Marlowe Court Nolensville, TN 37135	Farmington Mortgage 2002 Richard Jones Rd. Suite 300A Nashville TN 37215	186-04-0A-486.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Robert M. Leggett and Carolyn A. Leggett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Brock a married woman and Natalie Brock a married woman

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 Lot No. 486 on the Plan of Final Plat, Burkitt Place, Phase 2I, "Cluster Lot Subdivision" of record in Instrument No. 20130215-0015586, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. Leggett and Carolyn A. Leggett, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20140407-0028895, Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 07, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 404 Marlowe Court, Nolensville, TN 37135.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of April, 2017.

Robert M. Leggett

Carolyn A. Leggett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert M. Leggett and Carolyn A. Leggett** 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 and official seal at Nashville, Tennessee this 21st day of April, 2017.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
(Notary Seal)