BILL GARRETT, Davidson County
Trans:T20170055665 DEEDWARR
Recvd: 06/29/17 10:09 2 pgs
Fees:13.00 Taxes:551.30
20170629-0065436

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171191TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Shelley Squillace	**Pinnacle Bank**	**# 150-11-0-89.00**
312 Shoppe Court	**150 3rd Ave. S, Suite 900**	
Antioch, TN 37013	**Nashville, TN 37201**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven M. Leckie and wife, Sherri M. Leckie**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Shelley Squillace, unmarried,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Section Two, Towne Village of The Country, of record in Book 5200, Pages 176-177, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven M. Leckie and wife, Sherri M. Leckie by Warranty Deed from Joseph Scott Brown and wife, Mary K. Brown, dated 7/30/07 and recorded 8/13/07 in Instrument Number 20070813-0096448, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Steven M. Leckie and Sherri M. Leckie** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Steven M. Leckie and Sherri M. Leckie** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **312 Shoppe Court, Antioch, TN 37013**.

Executed on this 28th day of June. 2017.

Steven M. Leckie

Sherri M. Leckie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Steven M. Leckie and wife, Sherri M. Leckie**, 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 this 28th day of June, 2017.

Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6-30-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of June, 2017.

Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6-30-18