Raw

Bill Garrett Davidson County
Batch# 3886 DEEDWARR
09/22/2017 02:49:48 PM 2 pgs
Fees: $13.00 Taxes: $1,398.23
20170922-0097607

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $377,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2017.

ELIZABETH M. PRESTO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 10/14/19

04-1708-56564

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christopher L. Brent	Christopher Brent	186-04-0-A-092.00
9005 Macauley Lane	9005 Macauley Lane	CO
Nolensville TN 37135	Nolensville, TN 37135	

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, **Heidi S. Leming, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Christopher L. Brent and Brianna M. Walley, husband and wife**, 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. 136, on the Final Plat of Burkitt Place, Phase 1B, Section 1, of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marcus James Leming and Heidi S. Leming, husband and wife, by deed from Jonathan Frost and wife, Shannon Williams Frost, dated August 22, 2014, recorded August 26, 2014, of record in Instrument No. 20140826-0077617, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Heidi S. Leming by Quitclaim Deed from Marcus James Leming, dated January 23, 2017, recorded February 2, 2017, of record in Instrument No. 20170202-0011402, 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 9005 Macauley Lane, 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, 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 18th day of September, 2017.

Heidi S. Leming

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Heidi S. Leming**, 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 in Brentwood, TN, this 18th day of September, 2017.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission expires: 12/20/20